

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 Whilst we support this aspiration on a site-specific basis, we cannot support the introduction of a blanket policy standard. Delivery of an extra-large green space standard is only likely to be achieved through the planned release of greenfield sites, such as Goodtrees, Balerno, and associated development densities. The Goodtrees site offers potential to be an exemplar project in delivering such a standard, as well as actively facilitating and improving access to the wider countryside and Pentland Hills regional park.

Customer Ref:

00037

Response Ref:

ANON-KU2U-GW39-H

Supporting Info

Name

Gladman Developments Ltd.

Email

planningscotland@gladman.scot

Response Type

Developer / Landowner

On behalf of:

Gladman Developments Ltd.

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

Yes

Explanation

Yes, we support this objective on a site-specific basis and note that Community growing space, allotments and a community orchard all form part of the proposal for the planned development of this site.

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

Yes

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

Yes

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **1 H**

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

Short Response

Explanation

Choice **2 A**

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

Short Response

Explanation

Choice **2 B**

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

Short Response

Explanation

Customer Ref: Response Ref:

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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:

00037

Response Ref:

ANON-KU2U-GW39-H

Supporting Info

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planningscotland@gladman.scot

Response Type

Developer / Landowner

On behalf of:

Gladman Developments Ltd.

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 Not Answered

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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 We do not see any requirement for the plan to be prescriptive about this, as the market will dictate the requirement. Existing grant funding is due to change in 2021 and may have a significant impact on what form of tenures are deliverable. Given that the LDP is looking towards 2030 it should retain flexibility rather than be overly prescriptive.

Choice 12 A

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

Short Response

Explanation We support a combined greenfield led approach with the release of additional greenfield sites in order to augment the supply over the plan period. Of the options available - 1. Alternative Option: 52,800 homes between 2019-32, comprised of 20,800 affordable homes and the market output for the HMDA 2 Wealth Distribution Scenario less completions between 2012 and 2019. However, in our view additional land requires to be allocated in order to meet housing need and demand in full during the plan period, both via short-term immediately deliverable sites and longer-term strategic growth options.

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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: 00037 Response Ref: ANON-KU2U-GW39-H

Supporting Info

Name Gladman Developments Ltd.

Email planningscotland@gladman.scot

Response Type Developer / Landowner

On behalf of: Gladman Developments Ltd.

Choice 12 B7

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

Short Response Not Answered

Explanation

Choice 12 B8

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

Short Response Not Answered

Explanation

Choice 12 B9

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

Short Response Not Answered

Explanation

Customer Ref:

00037

Response Ref:

ANON-KU2U-GW39-H

Supporting Info

Name

Gladman Developments Ltd.

Email

planningscotland@gladman.scot

Response Type

Developer / Landowner

On behalf of:

Gladman Developments Ltd.

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

Not Answered

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

Not Answered

Explanation

No comment.

Choice 12 C

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

Short Response

Yes

Explanation

Customer Ref:

00037

Response Ref:

ANON-KU2U-GW39-H

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Name

Gladman Developments Ltd.

Email

planningscotland@gladman.scot

Response Type

Developer / Landowner

On behalf of:

Gladman Developments Ltd.

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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: 00037 Response Ref: ANON-KU2U-GW39-H

Supporting Info

Name Gladman Developments Ltd.

Email planningscotland@gladman.scot

Response Type Developer / Landowner

On behalf of: Gladman Developments Ltd.

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: 00037 Response Ref: ANON-KU2U-GW39-H

Supporting Info

Name Gladman Developments Ltd.

Email planningscotland@gladman.scot

Response Type Developer / Landowner

On behalf of: Gladman Developments Ltd.

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 Not Answered

Explanation Not Answered

Choice 16 A4

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

Short Response Not Answered

Explanation Not Answered

Choice 16 A5

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

Short Response Not Answered

Explanation Not Answered

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

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:

00037

Response Ref:

ANON-KU2U-GW39-H

Supporting Info

Name

Gladman Developments Ltd.

Email

planningscotland@gladman.scot

Response Type

Developer / Landowner

On behalf of:

Gladman Developments Ltd.

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

Not Answered

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

Not Answered

Explanation

Choice 16 E3

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

Short Response

Not Answered

Explanation

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:

Supporting Info

Name

Email

Response Type

On behalf of:

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:

00037

Response Ref:

ANON-KU2U-GW39-H

Supporting Info

Name

Gladman Developments Ltd.

Email

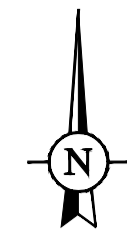
planningscotland@gladman.scot

Response Type






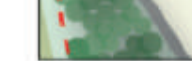




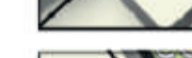

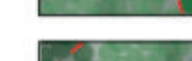


Developer / Landowner

On behalf of:

Gladman Developments Ltd.



Legend

-  Site boundary
-  Potential primary road access
-  SUDS
-  Potential vehicular access
-  Existing trees
-  Trees
-  Car parking
-  Outdoor learning hub
-  Community orchard
-  Allotments
-  Development parcels
-  Key frontages
-  Outdoor education space
-  Woodland play space
-  Wildflower meadows



REV	DESCRIPTION	BY	CHK	APP	DATE
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Client:



THE CUBE
45 LEITH STREET
EDINBURGH
EH1 3AT

TEL: +44 (0)131 247 5700
FAX: +44 (0)131 557 6240
e-mail: edinburgh@wyg.com



Project:
Land at Goodtrees, Balerno

Drawing Title:
Concept Masterplan

Scale @ A1	Drawn	Date	Checked	Date	Approved	Date
1:2500	MC	28.04.20				
Project No.	Office	Type	Drawing No.	Revision		
A115628-1	4124		SK-01			

FILENAME: N:\STUDIO\PROJECTS\A115628-1 - GLADMAN - BALERNO\DRAWINGS\A115628-1 - BALERNO DFP DR.DWG. | PLOTTED BY: DAVID RODGER | PLOTTED DATE: 09 March 2020 09:32:59

Vision Document: Choices for City Plan 2030

Land at Goodtrees, Balerno



Document Control

Document: A115628-1 - Balerno Vision Document

Project: Goodtrees, Balerno

Client: Gladman Developments Limited

Job Number: A115628-1

Revision: N/A

Date: April 2020

Prepared by: SW / MC / AF

Checked by: DR

Approved by:

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1.1 Overview

This Vision Document has been prepared on behalf of Gladman Developments Ltd. to promote land at Goodtrees, Balerno as a sustainable housing allocation in the new City of Edinburgh Local Development Plan.

The site is currently agricultural land located immediately to the south west of Balerno.



1.2 Development Potential

As will be set out, the site is considered to have capacity for between 250 and 280 no. new homes set within an extended landscape framework including extensive new woodland areas, wildflower meadows, amenity open spaces, SUDS facilities, and wetland/riparian woodland.

Opportunities to create outdoor education and learning facilities are identified, and include a community orchard and growing area; allotments; outdoor education space; and, a woodland play area. A new 'educational / learning' hub could offer a community meeting space, office and woodland nursery facility. A hierarchy of new paths, including path links at Cockburn Crescent towards the local primary school and playing fields and an upgraded link to the 'local path' which extends southwards towards the Pentland Regional Park and Threipmuir Reservoir.

The range of habitats proposed will set the new development within a distinct landscape setting which is consistent with its edge of settlement location and will maximise biodiversity net gain.

Key to the development will be the creation of extensive new woodland in a style mirroring local landscape frameworks, and once established, will form a robust, defensible, long-term settlement edge.



Figure 1 - Site Location Photograph

2.1 Site Description

The total available site area approximately 32.6 ha (80.56 acres), is located immediately to the south west of Balerno, adjacent to the current settlement boundary. Within this, an area (approximately 12.5 ha / 31.88) is proposed as a suitable housing allocation.

The site is broadly rectangular in shape with a tree belt along the eastern and southern edges. A further grouping of existing trees can be found at the mid-point of the western boundary. The southern edge of which is on the line of a field boundary which transects the site in an east / west direction and hosts a sprinkling of stand-alone mature trees.

Adjacent to the northern boundary of the site is Cockburnhill Road, there is an existing grouping of buildings at the western edge and a post and wire fence running the full length of the field boundary. The mid point of this boundary would form an appropriate main point of vehicular access to the site.

Cockburn Crescent runs adjacent to the eastern boundary, which is a 'single-sided' residential distributor road serving the established residential area to the north. An established band of existing mature trees runs the full length of the eastern boundary, with a number of potential opportunities for pedestrian or vehicular access to the proposed site beyond - encouraging connectivity between existing and future developments.

The southern boundary is comprised of a dense, existing tree-belt which offers protection from the prevailing wind and provides for a woodland walkway which could form part of any future development.

2.2 Local Context

Balerno itself is located some 8 miles (13km) south-west of the city centre, next to Currie and then Juniper Green. It lies in close proximity to the Edinburgh City by-pass (A720) to the east and the A70 to the north. These roads in turn connect to the M8 Motorway heading westwards towards Glasgow and the M9 and M90 heading north. Railway stations are located at Currie and Kirknewton some 2km and 4km away respectively.

The village is serviced by the No.44 bus route, which is operated by Lothian Buses. The route connects Balerno to Currie, Slateford, the City Centre, Brunstane and East Lothian. There are two bus stops for the No.44 immediately adjacent to the site on Cockburn Crescent. A new bus service (No.63) is due to launch in June 2020 which will connect to South Gyle, further enhancing accessibility.

Balerno has a population of some 5500 residents and is home to Balerno Community High School and Dean Park Primary School.

There are a number of core paths in the wider Balerno area, CEC 19 (Harlaw and Threipmuir) runs adjacent to the northern edge of the site and connect onto CEC 16 / 18 / 20 to the north and east.

The site lies in a relatively well enclosed position with long, well established shelterbelts providing further enclosure.

Balerno has grown incrementally over time, from the 18th century industry which surrounded the Water of Leith to the north of the site, residential development progressed south westwards, decreasing in density and scale towards the outer edges.



Figure 2 - Site Context



Figure 3 - Visibility Analysis

2.3 Visibility Analysis

The site lies in a relatively well enclosed position to the immediate south west of Balerno, with long, well established shelterbelts providing enclosure to medium and longer distance views.

Medium to longer distance views from the north are obscured by the tree belt located along the northern edge of Cockburnhill Road and from the existing housing around Johnsonburn Park and the upper part of Cockburn Crescent, however views from Cockburnhill Road (also a Core Path) over the site are available.

From the east, views from the nearby housing at Cockburn Crescent are partially masked by the long tree belt located along the settlement edge, however some filtered views are available through the trees during the winter months. At the very north eastern corner of the site it is a little more open

From the south, views are again largely obscured by the tree belts located to the south of the site, although more distant elevated views from the Pentland Hills Regional Park may be available towards the northern parts of the site, although these are likely to be heavily filtered by the intervening tree cover.

In this context, medium to longer distance views towards the site are generally obscured by the intervening vegetation, with nearby views limited to direct views from Cockburnhill Road and Goodtrees, and filtered views from the housing along Cockburn Crescent.



Photograph 3 - Key View Analysis 1

From elevated positions within the Pentland Hills Regional Park, the southern edge of Balerno is visible in the mid ground of the view, particularly the housing fronting onto Cockburn Crescent and at Threipmuir Avenue. The site, located to the left of the visible settlement, is largely obscured by the tree belts located along the western edge of Balerno, and along the southern edge of the site. The far northern part of the site is partially visible although filtered through the intervening tree canopies.



Photograph 4 - Key View Analysis 2

To the west of the site, some views are available from Cockburnhill Road, which extends from the western edge of Balerno, along the northern site boundary, and provides access to farms and small building groups which characterise the surrounding landscape.



2.4 Landscape Character, SLA and Green Belt Analysis

Landscape Character

The site and surrounding area can be divided into three areas of distinct character as shown on Figure 4 and set out below. The wider area is categorised as Landscape Character Type (LCT) Pentland Flanks. Within this LCT the site and its immediate surroundings is categorised as Landscape Character Area (LCA) 36: Cockburn geometric farmland. Text has been taken from the Edinburgh Landscape Character Assessment, LUC, January 2010.

AREA 1. Agricultural landscape with long woodland shelter belts as described by LCA 36 Cockburn geometric wooded farmland:

- "Regular layout of fields and shelterbelts which are imposed across the landscape is the dominant influence;
- Shelterbelts generally of mixed tree species although some are more dominant with conifers;
- Some of the tree belts are in a declining condition with loss of trees and no replacement planting. The farmland is used for a mixture of arable and pasture. The roads within the landscape follow the lines of the shelter belts and there are a number of scattered farmsteads within the landscape character area;
- North west facing slope above the settlement of Balerno and the Water of Leith. The slope rises to a low ridge of about 265m AOD;
- Some minor watercourses run through the landscape character area - largely modified to follow the field boundaries; and
- The woodland belts enclose and restrict views both into and out of this landscape character area."

AREA 2. Pentland Foothills. as described by LCT Pentland Flanks:

- "Sloping hillside rising towards the Pentlands, with some knolly outcrops;
- Upland vegetation with moorland pasture and some areas of gorse and scrub;
- Areas of forestry and woodland;
- Sparsely populated with scattered farmsteads; and
- Deeply incised burns and some wetland areas with associated marshy vegetation and reservoirs."

AREA 3. Organic landscape with small scale woodland. Still part of LCA 36 but with varying characteristics:

- Woodland blocks become more naturalised in form as the sinuous wooded river valley of the Water of Leith becomes a characteristic feature of the landscape;
- Field pattern takes on a more organic shape; and
- Scattered individual farm properties.

Special Landscape Areas (SLAs)

The site is designated as a candidate SLA (cSLA): Pentland cSLA09, as identified in the Review of Local Landscape Designations, The City of Edinburgh Council, LUC, January 2010 and the Edinburgh Local Development Plan, November 2016.

Landscape characteristics and qualities:

"The Pentland hills form a dramatic backdrop to the city of Edinburgh. They are one of the most prominent features of the city skyline and dominate the surrounding landscape. The hills rise from flanking

woodland and farmland to merge into the rugged upland summits of the hill range and represent a significant recreational resource. The Pentlands cSLA provides an identifiable setting and containment to the city and surrounding settlements of Juniper Green, Currie and Balerno.

South of the main built-up area and Water of Leith, the foreground setting to the Pentland Hills sweeps upwards through rolling landform. In the west of the cSLA, the landscape is characterised by a regular layout of 18th - 19th century fields, enclosed by drystone dykes, hedgerows, tree lines and shelterbelt planting. The well managed agricultural landscape and reservoirs, backed by the hill range are of high scenic value and offer a sense of isolation".

Enhancement potential:

- "Management of the structure of woodland belts, in particular at Bavelaw and Cockburn; and
- Restructuring of coniferous plantations with mixed native woodland."

Analysis

Analysis of the key characteristics and qualities of the SLA shows that the wider Pentland Hills landscape and its farmland fringes play an important role in defining the landscape setting to Balerno. Whilst this is acknowledged, it is also noted that the proposed development site forms only a very small part of the SLA and is a relatively well contained (in visual terms) part of the landscape. In addition, the proposals include significant areas of new woodland creation, with native species based structure planting and wide tree belts introduced along the western and southern edges of the site. These have been designed to complement the existing landscape structure, with long tree lines designed to respond to

the existing linear shelterbelts evident around the edges of Balerno. Once established, these will also help to mitigate any views towards the new development and provide an added sense of containment.

The significant levels of woodland creation proposed here would also comply with current policy and guidance on climate resilience and biodiversity net gain, with large areas of woodland providing an extended habitat which ties into the existing framework of woodland and shelterbelts. This could also provide increased access to the countryside, with a network of new paths and cycleways connecting the various woodland uses identified, including play areas, the woodland nursery and the outdoor learning hub.

In this context, it is considered that the proposed development could be accommodated in this landscape without significantly impacting on the key characteristics and qualities of the wider SLA.

Green Belt

It is also noted that the site lies at the edge of the Edinburgh Green Belt and as such a minor amendment to the inner boundary would be required.

As the proposals include the creation of significant new woodlands, with native species based structure planting and wide tree belts proposed along the southern and western edges of the site. Once established, these will form a robust, defensible, long-term settlement edge and Green Belt boundary.

2.5 Delivery and Effectiveness

One of the considerations for any new site being promoted through the development planning process is its ability to be delivered within the lifetime of the emerging plan, and to contribute to the effective housing land supply. A brief consideration of the deliverability and effectiveness of this greenfield site is provided opposite.

3.1 Opportunities and Constraints

The 'opportunity and constraints plan' on the adjacent page illustrates the key factors influencing the site that have been considered in developing a cohesive and coherent masterplan proposal.

Greenfield Site Assessment	
Appraisal:	Comments:
Active Travel & Public Transport	There are several potential points of vehicular access, via Cockburnhill Road or Cockburn Crescent. Improved pedestrian and cycle access will be provided, linking to key routes. The site is within reasonable walking distance of local amenities. The village is serviced by the No.44 bus route, which is operated by Lothian Buses. The route connects Balerno to Currie, Slateford, the City Centre, Brunstane and East Lothian. There are two bus stops for the No.44 immediately adjacent to the site on Cockburn Crescent. A new bus service (No.63) is due to launch in June 2020 which will connect to South Gyle, further enhancing accessibility.
Community Infrastructure	The capacity of existing school facilities is under review and solutions derived, as required, on the basis of financial contributions, phasing of development, and potential for provision of off-site educational facilities within the Goodtrees site, for nursery aged children and up.
Landscape Character	As set out in this submission, development of the site as proposed would maintain the identity, character and landscape setting of both Balerno and of the Pentlands.
Green Network	The site offers immense potential to deliver benefits to the strategic green network, linking and improving the existing path network, large scale biodiversity net gain through tree planting and habitat creation, as well as the community and education components of the scheme.
Flood Risk	The site is at low risk of flooding. In terms of foul drainage, a Drainage impact assessment is a likely requirement, and foul water may be able to be discharged to the existing foul sewer network at a suitable location on the existing network in Balerno, subject to Scottish Water technical approval. Presently, it is understood that there is suitable treatment capacity at the receiving treatment works at Seafield, but the network capacity is unknown. It is proposed that the surface water from the development is collected and attenuated within the boundary of the site and then discharged at greenfield run-off rate at a suitable location or locations of the existing ditch/open channels. By restricting the surface water discharge to the greenfield run-off rate, it can be ensured that the proposed development does not worsen the existing flood risk condition elsewhere.
Ground Condition	As the site has remained undeveloped, the risk of significant contamination issues across the site is Low. A complete Preliminary Risk Assessment (Geo-environmental desk-based investigation) will be undertaken. The potential for ground stability hazards relating to the natural soil is considered to be Very Low to No Hazard. An intrusive investigation will be required to evaluate the geotechnical composition of the underlying geology. Gas monitoring is not likely to be required given no identification of a substantial source of ground gas.
Utilities	Onsite: There is a 600mm diameter Ductile Iron high pressure trunk main that runs the length of the site, around 30m inside the East boundary. It may require diversion or a development stand-off. Offsite: There are power, gas, water supply and telecom utilities within close proximity of the site boundary.
Summary	Whilst not within the SDA, the site is demonstrated to be suitable for development within the lifetime of the plan. It is well located in relation to the settlement, has a range of transport links and infrastructure available and offers unique benefits to the strategic green network, as well as making a significant contribution to the housing land supply as an effective site.

Statement of Effectiveness: PAN 2/2010	
Effective Land Supply Criteria	Result:
OWNERSHIP: The site is in the ownership or control of a party which can be expected to develop it or to release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land disposal.	Yes – The site is privately owned and will be released for sale and development upon securing the relevant consents or allocation.
PHYSICAL: The site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development.	Yes – An indicative masterplan has been prepared for the site considering all relevant constraints and demonstrates how a housing site could feasibly be delivered.
CONTAMINATION: Previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing	Yes - There are no known contamination issues which would mean this site is undevelopable.
MARKETABILITY: The site, or a relevant part of it, can be developed in the period under consideration.	Yes - The site could be developed in the short term. There is immediate housebuilder demand in Balerno.
INFRASTRUCTURE: The site is either free of infrastructure constraints, or any required infrastructure can be provided realistically by the developer or another party to allow development.	Yes - There are no known infrastructure requirements that would mean this site is undevelopable.
LAND USE: Housing is the sole preferred use of the land in planning terms, or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing being a realistic option.	Yes - The sustainability and marketability of the site make it a realistic and deliverable site for housing.

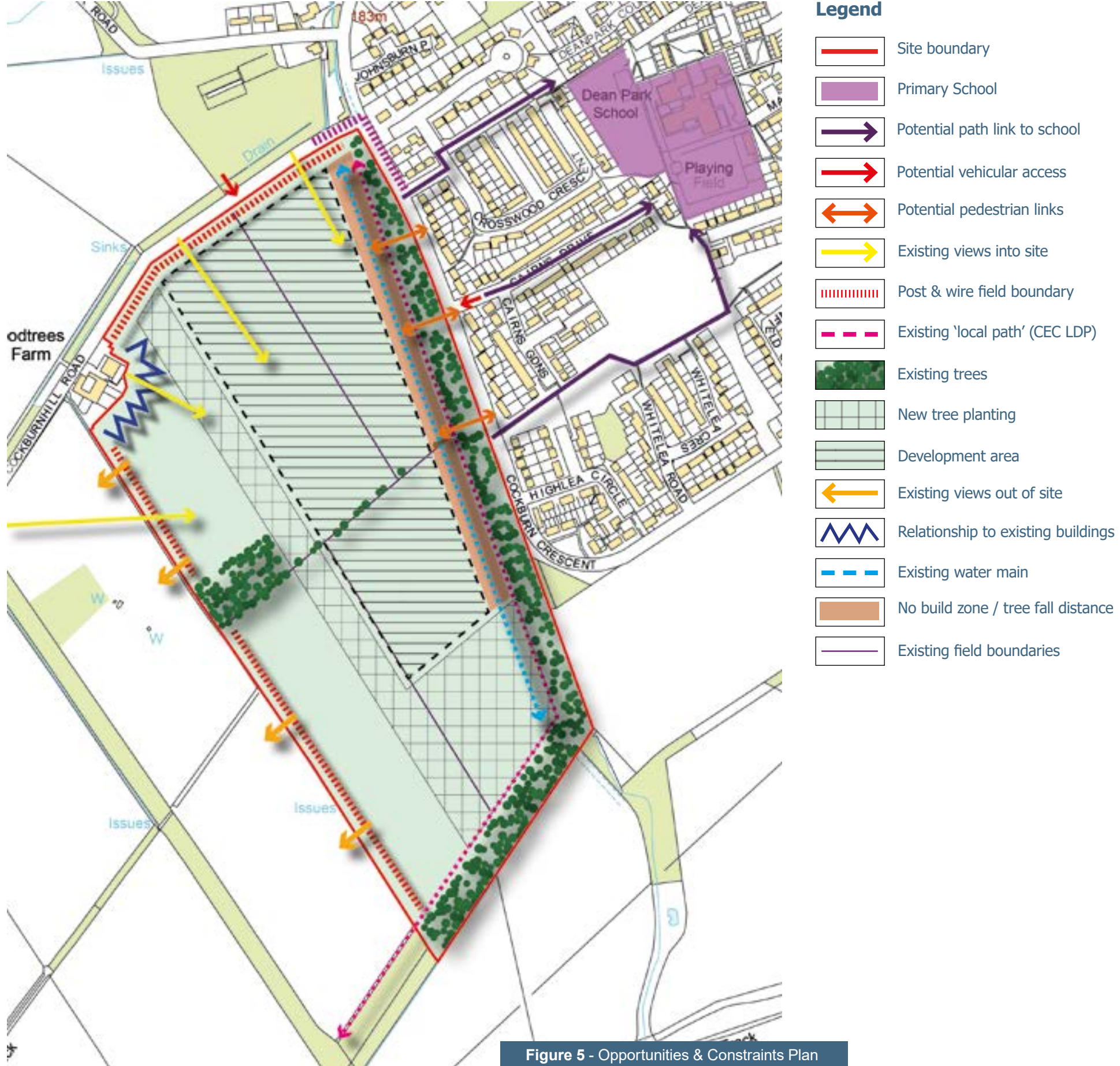


Figure 5 - Opportunities & Constraints Plan

3.2 Design Approach

The development of an appropriate design response to provide for a coherent and robust addition to the existing settlement can be separated out into the following steps;

- Understanding the context
- Responding to the existing settlement form
- Strengthening boundaries
- Access
- Primary routes
- Wider connectivity
- Built form and open space
- Additional green infrastructure

The following diagrams help to explain the development of a high quality design response to this site, proposing a development of unique character but also reflecting the site and its context.



Figure 6 Understanding the context

It is important to understand the extent and quality of the surrounding environment, the presence of existing tree belts and other boundary conditions. The existence of the buildings at Goodtrees Farm forms an important marker for the western edge of Balerno and establishes a key grouping of buildings from which an extended settlement edge can be formed.



Figure 7 Responding to the existing settlement form

Whilst the red line boundary extends to the full extent of the field boundaries (as shown) it is important that any built form takes full cognisance of the extent of existing development. On this basis the extent of built form is proposed to mirror the southern edge of Balerno and extend as far westwards as the bend in Cockburnhill Road, providing a degree of separation from the cluster of buildings at Goodtrees Farm.



Figure 8 Strengthening boundaries

The introduction of extensive additional tree planting along the newly proposed western and southern settlement edges will help to create robust edges to the proposed development, increase biodiversity, opportunities for interacting with natural environments, provide shelter from the wind, help reduce wind impact on the existing trees and provide two areas of potential agricultural land to the west - which could alternatively come forward as wildflower meadows.



Figure 9 Access

There are two proposed points of vehicular access to the site, one at the mid-point of the northern boundary along Cockburnhill Road - this would be the primary access point. The second point of vehicular access is proposed along Cockburn Crescent, approximately opposite Cairns Drive - the exact location would be resultant of detailed tree survey information to ascertain the quality of tree stock and likely root protection areas / canopy spread.



Figure 10 Primary routes

Taking the two points of access, it is proposed that these come together in a central shared space, this helps to define a clear hierarchy to the road structure, creates a core focus for the proposed development and provides for coherent and cohesive way-finding. The primary access from Cockburnhill Road will be defined further by grass verges to either side of the road, creating a tree-lined boulevard leading to the heart of the proposed development.



Figure 11 Wider connectivity

Pedestrian and cycle linkages are an important part of the proposals, linking any new housing to the existing Dean Park Primary school to the east and tying into the established network of core paths in the area which connect out towards the Pentland Hills to the south. Introducing new routes through the proposed extensive tree planting will allow for links into existing routes and provide opportunities for exploration and play.



Figure 12 Built form and open space

With the boundaries, access, primary road structure and wider connectivity all developed, a clear development form can now be seen. The frontage onto Cockburnhill Road has been designed so as to gradually increase the quantum of built form when entering Balerno from the west, interspersing buildings with new tree planting or high quality open space. The pattern of development would naturally enclose a public core which can be seen from the primary access along Cockburnhill Road.



Figure 13 Additional green infrastructure

The extensive woodland planting will provide opportunities for a more natural SUDS strategy, an orchard, natural play, allotments, woodland nursery, outdoor learning, fitness trails and picnic areas. These facilities would be for the wider community of Balerno as well as the proposed new residents. Development of this site provides a great opportunity to form a robust, well designed, integrated edge to Balerno which would encourage sustainable modes of transport and encourage biodiverse habitats.



Figure 14 - Development Proposal

- Legend**
- Site boundary
 - Potential primary road access
 - SUDS
 - Potential vehicular access
 - Existing trees
 - Trees
 - Car parking
 - Outdoor learning hub
 - Community orchard
 - Allotments
 - Development parcels
 - Key frontages
 - Outdoor education space
 - Woodland play space
 - Wildflower meadows



3.3 Existing Housing Character and Density Analysis

The housing located across the south western sectors of Balerno is predominantly mid-late 20th century detached and semi-detached two story development, with occasional bungalows and short terraces. Detached dwellings are generally arranged around the outer edge of the settlement, fronting onto Cockburn Crescent.

Streets generally extend inwards away from the Cockburn Crescent which extends around the outer edge of the settlement, forming a series of long culs-de-sac. As such, these streets and housing groups are generally not interconnected, although pedestrian access through the path links within Marchbank Park are available.

1 **Crosswood Crescent / Drive / Avenue, Cairns Drive / Gardens**
 7.18 ha
 176 Dwellings
 Average density of **24.5** dwellings per ha

2 **Higlea Crescent / Grove, Whitelee Road / Crescent**
 4.67 ha
 102 Dwellings
 Average density of **21.8** dwellings per ha

3.4 Potential Housing Density

In terms of housing numbers for this site, we have provided three options as shown adjacent.

Scenario 1: This illustrates the likely impact of applying the 'Choices for City Plan 2030' suggested average greenfield housing density of 65 dwellings per hectare. Based on a net developable area in line with our current design proposal, this generates some 460 dwellings in total.

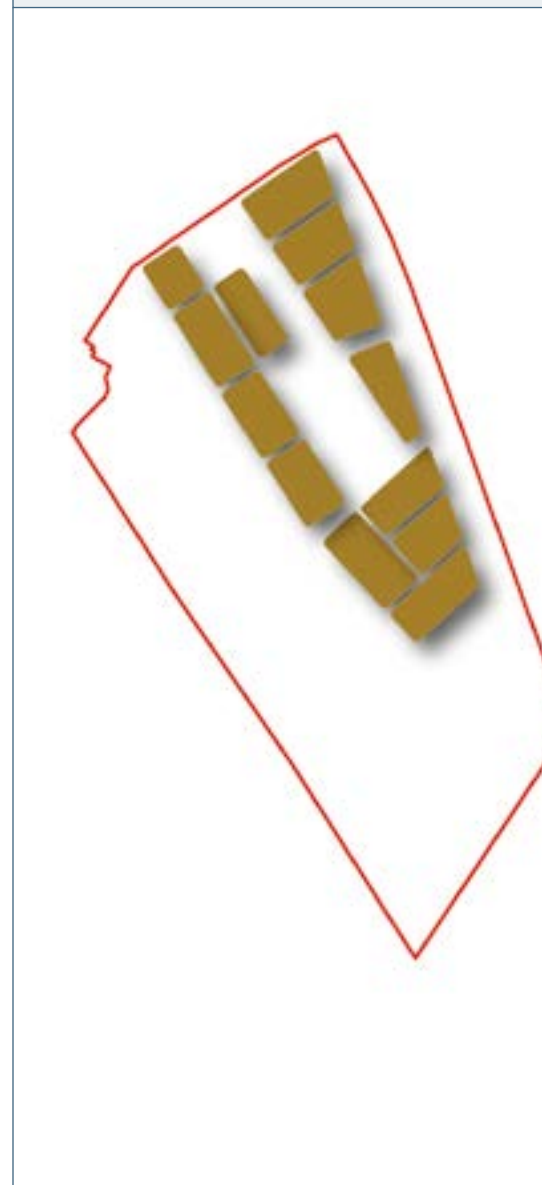
Scenario 2: As shown on the previous page, the existing surrounding housing density is between 24.5 and 21.8 dwellings per hectare. If we take the higher of the figures this would generate some 173no. units in total based on a 7.06 hectare net developable area.

Scenario 3: This provides a composite proposal with some areas of higher density along the eastern edge and lower density figures along the western outer edge. Taking an average density of 40 dwellings per hectare, this generates some 283 dwellings in total.

Our analysis of the surrounding housing densities and the fact that this site is located at the western extents of the City of Edinburgh, it would be appropriate to align the likely housing density to scenario three, delivering approximately 283 units at a density of 40 dwellings per acre.

Proposed net developable area

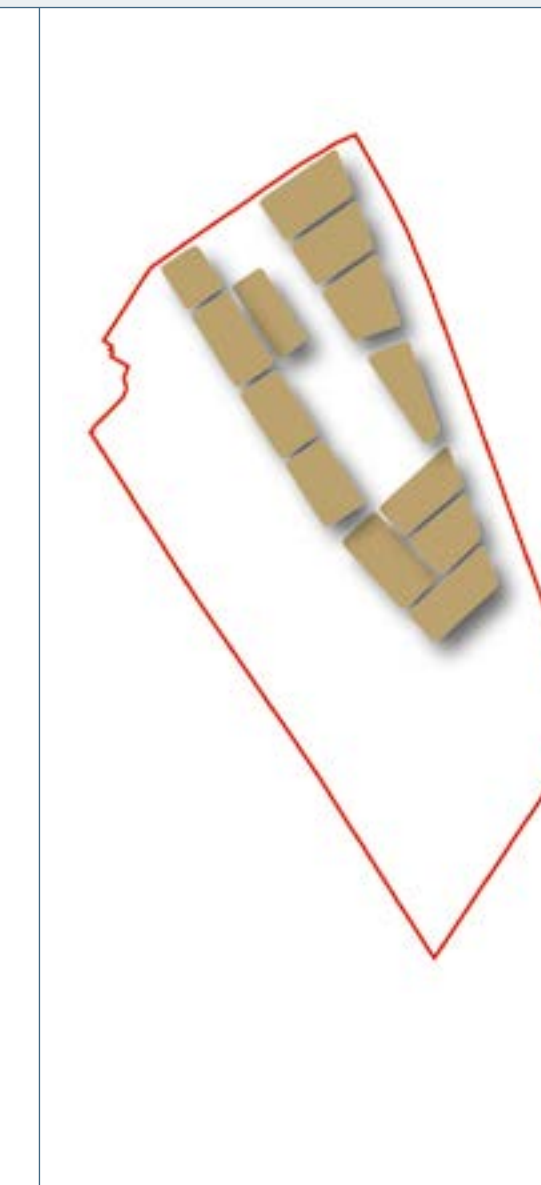
7.06 ha



Scenario 1

Choices for City Plan 2030
 Preferred minimum greenfield density
 Average - 65 dwellings per hectare (min)

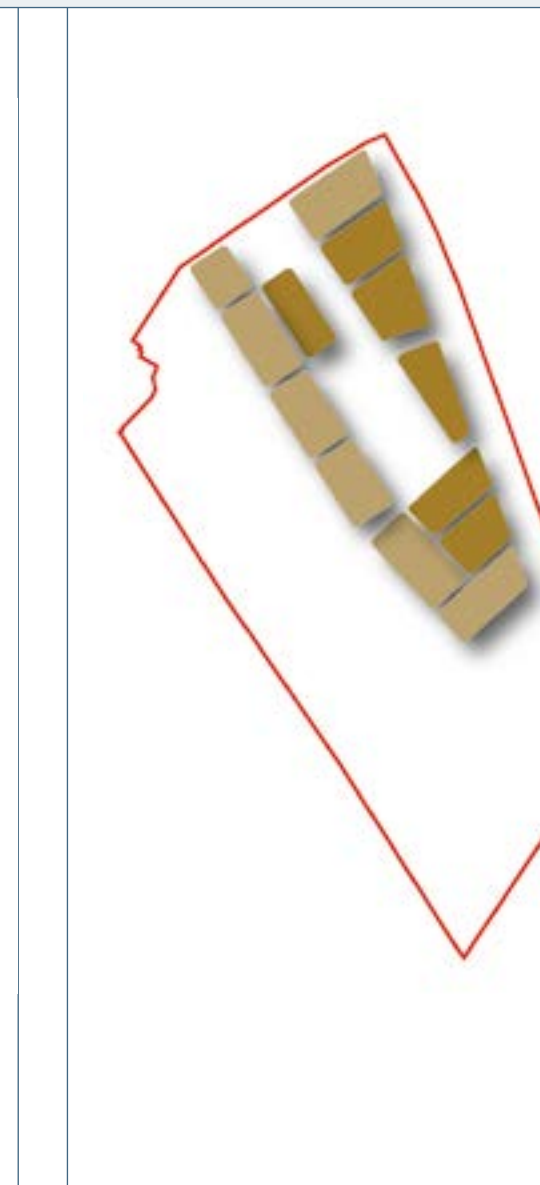
Potential housing delivery
460 no dwellings



Scenario 2

Responding to existing nearby housing
 average development density (Adopted LDP
 Policy Hou 4)
 Average - 24.5 dwellings per hectare

Potential housing delivery
173 no dwellings



Scenario 3

Mixed density - Responding to existing
 settlement pattern but aiming to maximise
 development potential
 Average - 40 dwellings per hectare

Potential housing delivery
283 no dwellings

Figure 16 - Proposed Housing Densities

3.5 Phasing

The logical design process outlined in this document creates a development site which could most effectively be delivered in four phases of development. Phase one, importantly, would involve additional tree planting which will help to establish the edge of the overall development and would be brought forward at this early stage so that later phases will benefit from a maturing landscape setting.

Phase two, along the northern edge of the site adjacent to Cockburnhill Road, will establish an early relationship with the existing built forms at Goodtrees Farm and the western edge of Balerno. This first phase would deliver the principal access points to the site, establish the main boulevard and SUDS environment.

Phase three would be at the core of the development and provide the proposed allotments, outdoor learning and community orchard.

Phase four would be the final phase at the southern edge of the development and establish a direct relationship with the important existing outer boundary of Balerno.

- Phase 1
- Phase 2
- Phase 3
- Phase 4



Phase 1



Phase 2



Phase 3



Phase 4

Figure 17 - Proposed Phasing Plan

4.1 Summary

The proposed allocation of this site for housing represents an opportunity to plan for and create a modest, balanced and sustainable extension to Balerno, which complements the existing settlement form and responds positively to the wider landscape setting.

Design quality will be essential to successfully integrate the proposed development into its surroundings and the landscape-led Illustrative Masterplan has been designed to promote best practice in terms of placemaking.

The proposed green infrastructure enhancements offer a diverse range of new habitats and spaces, significant tree planting, and contributing to biodiversity net gain in line with wider Council "greening" objectives.

It is considered that the allocation of this site has the potential to create an attractive, sensitively designed extension to the village that will bring numerous quantifiable benefits to the community in parallel to delivering high quality, effective new homes in a sustainable location.



Figure 18 - Indicative masterplan

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