

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:   
Name   
Response Type   
On behalf of:

Supporting Info

Email

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

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

Supporting Info

Email

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

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

Customer Ref: 01730 Response Ref: ANON-KU2U-GP82-8  
Name: Rob Newton  
Response Type: Developer / Landowner  
On behalf of: Murray Estates EIBG Ltd, New Ingliston Ltd and FSH Airport (Edinb)

Supporting Info: Yes  
Email: robert.newton@avisonyoung.com

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: Current Building S

Explanation: Section 1 of the representation document already demonstrates the extent of masterplanning carried out by the IBG stakeholders and the related policy framework which is already in place to guide future development at the subject site. This is very much aligned with the objectives of Choice 4 and will be a key part of the development delivery stages that follow.

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: Not Answered

Explanation: Not Answered

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: Not Answered

Explanation: Not Answered

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

Supporting Info   
Email

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** The IBG stakeholders support the principle of ensuring that new development is appropriately supported by necessary infrastructure. As set out in the MIR, this can be achieved by directing development to locations where there is existing infrastructure or where it can be accommodated. Pursuant to this objective, the site is a unique proposition in that significant transport infrastructure is already in place both within the site itself (being the tram) and at nearby locations, such as Edinburgh Gateway Station and the Ingliston Park & Ride. In terms of the MIR objectives, it demonstrates the sites credentials for reducing carbon emissions, promoting equity, supporting healthier lifestyles and delivering sustainable economic growth. It also demonstrates alignment with the council's aspirations as described in its draft City Mobility Plan. In relation to other transport infrastructure, the IBG phase 1 stakeholders support the principle of a strategic transport corridor towards Newbridge and IBG (corridor 7) and how the development of transit-led solutions (including Bus Rapid Transit and Tram) would support existing major development locally as well as supporting regional level commuting. The decision by the Council to grant PPP for the IBG phase 1 was subject to concluding a jointly agreed Section 75 Agreement which already includes other contributions towards delivering community infrastructure, such as education and healthcare provision.

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**

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

Supporting Info

Email

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

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



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

Supporting Info

Email

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 The IBG stakeholders support the objective of creating places that focus on people not cars and which prioritise public transport, walking and cycling to encourage active and healthy lives. To achieve this, the MIR states that all development must be well served by existing or planned new public transport, walking and cycling infrastructure. As described above, these characteristics are already embedded within the site and as such, the proposals are very much aligned with the proposed changes being sought by the council.

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

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

Supporting Info

Email

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

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

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

Supporting Info   
Email

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** The IBG stakeholders support the objective of delivering strategic walking and cycling routes as part of the aim of Edinburgh being a green, connected city. The masterplan has been designed to be a primarily pedestrian and cycle priority environment to facilitate active streets and public spaces, building on the existing public transport infrastructure of the tram stop at Ingliston park and ride. The Council's decision to grant PPP was also based on providing a section of the missing cycle and pedestrian link from the site to the RBS junction to the north of the A8. The masterplan will therefore create an environment that prioritises walking and cycling over car use. As such, the proposals are very much aligned with the proposed changes being sought by the council.

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **8 B**

**As part of the City Centre Transformation and other Council and partner projects to improve strategic walking and cycling links around the city, we want to add the following routes (along with our existing safeguards) to our network as active travel proposals to ensure that they are delivered. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

Choice **8 C**

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

Short Response

Explanation

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

Supporting Info

Email

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: 01730 Response Ref: ANON-KU2U-GP82-8  
Name: Rob Newton  
Response Type: Developer / Landowner  
On behalf of: Murray Estates EIBG Ltd, New Ingliston Ltd and FSH Airport (Edinb)

Supporting Info: Yes  
Email: robert.newton@avisonyoung.com

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: Not Answered

Explanation: Not Answered

Choice 12 A

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

Short Response: Option 3 (Blended)

Explanation: The principle of housing as a component of a mixed use proposal is already supported through the current LDP where the site is allocated as a housing development site. The nature and scale of proposed residential use in the PPP proposals (being 396 units for Class 9 residential and sui-generis flatted use) has already been endorsed by the Council and would appropriately contribute toward placemaking and sustainable development objectives by ensuring that a critical mass of movement and activity is retained outside of office hours. The above points demonstrate that it would therefore be appropriate for a new housing development allocation at the site to be carried forward from the adopted LDP into the City Plan 2030 Proposed Plan.

Choice 12 B1

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

Short Response: Not Answered

Explanation:

Customer Ref:

01730

Response Ref:

ANON-KU2U-GP82-8

Supporting Info

Yes

Name

Rob Newton

Email

robert.newton@avisonyoung.com

Response Type

Developer / Landowner

On behalf of:

Murray Estates EIBG Ltd, New Ingliston Ltd and FSH Airport (Edinb

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

Not Answered

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

Not Answered

Explanation

Choice

12 B4

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

Short Response

Not Answered

Explanation



Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B5**

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

Short Response

Explanation

Choice **12 B6**

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

Short Response

Explanation

Choice **12 B7**

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

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B8**

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

Short Response

Explanation

Choice **12 B9**

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

Short Response

Explanation

Choice **12 B10**

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

Short Response

Explanation

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 C**

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

Short Response

Explanation

Choice **12 D**

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

Short Response

Explanation

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** The IBG stakeholders support the aspirations to support inclusive growth, innovation, universities and culture. The masterplan proposals endorsed by the Council have already demonstrated how the site can help to achieve these aims. Indeed, it is encouraging to note that West Edinburgh is already noted in the 'proposed change' for the contribution that it could make to these aims. The masterplan proposals are entirely aligned with the overarching objective of seeking good growth for Edinburgh. The business space proposed has the potential to cater for a wide variety of needs, including those referred to within the 'proposed change'.

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** The IBG stakeholders support the principle of a dedicated 'Choice' on 'delivering West Edinburgh' and would strongly endorse that such an approach is carried forward into the Proposed Plan for all the reasons set out in the introduction to this 'choice'. They are aware of the emerging West Edinburgh Spatial Study and look forward to making further contributions to its preparation, as key stakeholders. Phase 1 of IBG can obviously play a key role in delivering the full potential of the area, in this regard. The IBG stakeholders support the general intent behind 'Proposed Change A', insofar as site allocations in City Plan 2030 should 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. To this end, the current LDP site allocation for mixed use development should obviously be carried into the City Plan 2030 Proposed Plan. Focussing on the matter of 'delivery' within West Edinburgh, the Council has already endorsed the many benefits of the site. It has excellent sustainable transport accessibility and is uniquely 'infrastructure-ready' to start receiving development. The site can appropriately be considered as an 'effective' development opportunity in this regard.

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **14 B**

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

Short Response

Explanation

Choice **14 C**

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

Short Response

Explanation

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

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

Supporting Info

Email

Choice 15 B

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

Short Response

Explanation

Choice 15 C

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

Short Response

Explanation

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

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

Supporting Info

Email

Choice 15 E

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

Short Response

Explanation

Choice 15 G

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

Short Response

Explanation

Choice 16 A1

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

Short Response

Explanation



Customer Ref: 01730      Response Ref: ANON-KU2U-GP82-8  
Name: Rob Newton  
Response Type: Developer / Landowner  
On behalf of: Murray Estates EIBG Ltd, New Ingliston Ltd and FSH Airport (Edinb)

Supporting Info: Yes  
Email: robert.newton@avisonyoung.com

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

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

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

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? - Yes / No

Short Response

Explanation

Choice 16 A5

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

Short Response

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

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

Supporting Info

Email

Choice 16 C

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

Short Response

Explanation

Choice 16 E1

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

Short Response

Explanation

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E3

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

Short Response

Explanation

Choice 16 E4

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

Short Response

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

Customer Ref:  Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E6

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

Short Response

Explanation

Choice 16 E7

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

Short Response

Explanation

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

Customer Ref: 01730 Response Ref: ANON-KU2U-GP82-8

Supporting Info Yes

Name Rob Newton

Email robert.newton@avisonyoung.com

Response Type Developer / Landowner

On behalf of: Murray Estates EIBG Ltd, New Ingliston Ltd and FSH Airport (Edinb

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 Not Answered

Explanation Not Answered

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 Not Answered

Explanation Not Answered

Choice 16 G

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

Short Response Not Answered

Explanation Not Answered

Customer Ref: 01730      Response Ref: ANON-KU2U-GP82-8  
Name: Rob Newton  
Response Type: Developer / Landowner  
On behalf of: Murray Estates EIBG Ltd, New Ingliston Ltd and FSH Airport (Edinb

Supporting Info: Yes  
Email: robert.newton@avisonyoung.com

Choice      16 H

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

Short Response: Not Answered

Explanation: Not Answered

## Response ID ANON-KU2U-GP82-8

Submitted to **Choices for City Plan 2030**

Submitted on **2020-04-30 12:09:52**

### Your information and data

#### 1 What is your name?

**Name:**

Rob Newton

#### 2 What is your email address?

**Email:**

robert.newton@avisonyoung.com

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

**Full address including postcode:**

Avison Young, 40 Torphichen Street, Edinburgh EH3 8JB

#### 4 I am responding as

Developer / Landowner

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

**Agent on behalf of:**

Murray Estates EIBG Ltd, New Ingliston Ltd and FSH Airport (Edinburgh) Services Ltd

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

Yes

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

**1A 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?**

Yes

**Explain why:**

The IBG stakeholders support the objective of making Edinburgh a more sustainable, active and connected city. These objectives are already well established in existing LDP policy for this site.

Responding to the proposed change, the IBG will include a network of high-quality green spaces which will encourage more walking and cycling. Adhering to the provisions of the West Edinburgh Strategic Landscape Framework will be relevant in this regard.

**1B 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?**

Yes

**Explain why:**

The IBG proposals allow for the provision of green and blue infrastructure, including trees, living roofs and nature-based drainage solutions.

**1C 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

**Explain why:**

The IBG proposals consider how future water management can enable adaptation to climate change.

**1D 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?**

Not Answered



**Explain why:**

**1E 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

**Explain why:**

The IBG proposals allow communities to access a variety of green spaces throughout the site.

**1F 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?**

Not Answered

**Explain why:**

**Upload (max size 3mb):**

No file was uploaded

**1G We want to identify space for additional cemetery provision, including the potential for green and woodland burials. Do you agree with this?**

Not Answered

**Explain why:**

**1H 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

**Explain why:**

The IBG proposals ensure there are long term maintenance and management arrangements in place for new green spaces.

## **Choice 2 - Improving the quality and density of development**

**2A 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

**Explain why:**

The IBG stakeholders support the objective of improving the quality, density and accessibility of development in Edinburgh. Section 1 of the IBG stakeholders representation document describes their aspirations for high-quality placemaking and the excellent accessibility credentials of the subject site.

Building on this and responding to the various proposed changes in Choices, the proposals have already demonstrated how they will incorporate measures to tackle and adapt to climate change, including the future adaptability of buildings and ensuring they are accessible to people with varying needs, age and mobility issues.

**2B 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

**Explain why:**

The IBG proposals will deliver an appropriate level of density consistent with the objective of making the best use of the limited space in the city and to ensure that sites are not under-developed.

**2C 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

**Explain why:**

The IBG proposals will create places, streets and road layouts that reflect the council's Street Design Guidance and the six qualities of successful places in Scottish Planning Policy.

**2D 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

**Explain why:**

The IBG proposals will deliver quality open space and public realm that will be capable of being used for a range of activities.

**Choice 3 - Delivering carbon neutral buildings**

**2A 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?**

Current Building Standards (currently bronze)

**Explain why:**

Section 1 of the representation document already demonstrates the extent of masterplanning carried out by the IBG stakeholders and the related policy framework which is already in place to guide future development at the subject site. This is very much aligned with the objectives of Choice 4 and will be a key part of the development delivery stages that follow.

**Choice 5 - Delivering community infrastructure**

**5A We want City Plan 2030 to direct development to where there is existing infrastructure capacity, including education, healthcare and sustainable transport, or where potential new infrastructure will be accommodated and deliverable within the plan period. Do you agree with this?**

Yes

**Explain why:**

The IBG stakeholders support the principle of ensuring that new development is appropriately supported by necessary infrastructure. As set out in the MIR, this can be achieved by directing development to locations where there is existing infrastructure or where it can be accommodated.

Pursuant to this objective, the site is a unique proposition in that significant transport infrastructure is already in place both within the site itself (being the tram) and at nearby locations, such as Edinburgh Gateway Station and the Ingliston Park & Ride. In terms of the MIR objectives, it demonstrates the sites credentials for reducing carbon emissions, promoting equity, supporting healthier lifestyles and delivering sustainable economic growth. It also demonstrates alignment with the council's aspirations as described in its draft City Mobility Plan.

In relation to other transport infrastructure, the IBG phase 1 stakeholders support the principle of a strategic transport corridor towards Newbridge and IBG (corridor 7) and how the development of transit-led solutions (including Bus Rapid Transit and Tram) would support existing major development locally as well as supporting regional level commuting.

The decision by the Council to grant PPP for the IBG phase 1 was subject to concluding a jointly agreed Section 75 Agreement which already includes other contributions towards delivering community infrastructure, such as education and healthcare provision.

**5B We want City Plan 2030 to set out where new community facilities are needed, and that these must be well connected to active travel routes and in locations with high accessibility to good sustainable public transport services. Do you agree with this?**

Yes

**Explain why:**

**5C We want to reflect the desire to co-locate our community services close to the communities they serve, supporting a high walk-in population and reducing the need to travel. Do you agree with this?**

Yes

**Explain why:**

**5D.1 We want to set out in the plan where development will be expected to contribute toward new or expanded community infrastructure. Do you agree with this?**

Yes

**Explain why:**

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

Yes

**Explain why:**

**5E We want to stop using supplementary guidance and set out guidance for developer contributions within the plan, Action Programme and in non-statutory guidance. Do you agree with this?**

Yes

**Explain why:**

### **Choice 6 - Creating places for people, not cars**

**6A 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

**Explain why:**

The IBG stakeholders support the objective of creating places that focus on people not cars and which prioritise public transport, walking and cycling to encourage active and healthy lives. To achieve this, the MIR states that all development must be well served by existing or planned new public transport, walking and cycling infrastructure.

As described above, these characteristics are already embedded within the site and as such, the proposals are very much aligned with the proposed changes being sought by the council.

**6B 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?**

Not Answered

**Explain why:**

### **Choice 7 - Supporting the reduction in car use in Edinburgh**

**7A 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

**Explain why:**

The IBG stakeholders support the objective of reducing car use. As with Choice 6, the site can already boast the necessary credentials required to achieve this objective, such as excellent public transport provision. Furthermore, the masterplan proposals will create an environment that prioritises walking and cycling over car use, as well as providing infrastructure that supports electric vehicle charging. As such, the proposals are very much aligned with the proposed changes being sought by the council.

**7B 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?**

Not Answered

**Explain why:**

**7C 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?**

Not Answered

**Explain why:**

**7D 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?**

Yes

**Explain why:**

### **Choice 8 - Delivering new walking and cycle routes**

**8A 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

**Explain why:**

The IBG stakeholders support the objective of delivering strategic walking and cycling routes as part of the aim of Edinburgh being a green, connected city. The masterplan has been designed to be a primarily pedestrian and cycle priority environment to facilitate active streets and public spaces, building on the existing public transport infrastructure of the tram stop at Ingliston park and ride. The Council's decision to grant PPP was also based on providing a section of the missing cycle and pedestrian link from the site to the RBS junction to the north of the A8. The masterplan will therefore create an environment that prioritises walking and cycling over car use. As such, the proposals are very much aligned with the proposed changes being sought by the council.

**8B 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?**

Not Answered

**8C 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?**

Not Answered

**Explain why:**

**Upload new cycle routes:**

No file was uploaded

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

**12A Which option do you support?**

Option 3 (Blended approach)

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

The principle of housing as a component of a mixed use proposal is already supported through the current LDP where the site is allocated as a housing development site. The nature and scale of proposed residential use in the PPP proposals (being 396 units for Class 9 residential and sui-generis flatted use) has already been endorsed by the Council and would appropriately contribute toward placemaking and sustainable development objectives by ensuring that a critical mass of movement and activity is retained outside of office hours.

The above points demonstrate that it would therefore be appropriate for a new housing development allocation at the site to be carried forward from the adopted LDP into the City Plan 2030 Proposed Plan.

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

**Support Greenfield - Support:**

**Support Greenfield - Object:**

**Explain why:**

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

**Greenfield file upload:**

No file was uploaded

**Greenfield file upload:**

No file was uploaded

**Greenfield file upload:**

No file was uploaded

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

**Brownfield sites upload:**

No file was uploaded

**Choice 13 - Supporting inclusive growth, innovation, universities, & culture**

**13A 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

**Explain why:**

The IBG stakeholders support the aspirations to support inclusive growth, innovation, universities and culture. The masterplan proposals endorsed by the Council have already demonstrated how the site can help to achieve these aims. Indeed, it is encouraging to note that West Edinburgh is already noted in the 'proposed change' for the contribution that it could make to these aims. The masterplan proposals are entirely aligned with the overarching objective of seeking good growth for Edinburgh.

The business space proposed has the potential to cater for a wide variety of needs, including those referred to within the 'proposed change'.

## **Choice 14 - Delivering West Edinburgh**

**14A 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

**Explain why:**

The IBG stakeholders support the principle of a dedicated 'Choice' on 'delivering West Edinburgh' and would strongly endorse that such an approach is carried forward into the Proposed Plan for all the reasons set out in the introduction to this 'choice'. They are aware of the emerging West Edinburgh Spatial Study and look forward to making further contributions to its preparation, as key stakeholders. Phase 1 of IBG can obviously play a key role in delivering the full potential of the area, in this regard.

The IBG stakeholders support the general intent behind 'Proposed Change A', insofar as site allocations in City Plan 2030 should 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. To this end, the current LDP site allocation for mixed use development should obviously be carried into the City Plan 2030 Proposed Plan.

Focussing on the matter of 'delivery' within West Edinburgh, the Council has already endorsed the many benefits of the site. It has excellent sustainable transport accessibility and is uniquely 'infrastructure-ready' to start receiving development. The site can appropriately be considered as an 'effective' development opportunity in this regard.

**14B 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?**

Not Answered

**Explain why:**

**14C 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?**

Not Answered

**Explain why:**

## **Choice 16 (part 1) - Delivering office floorspace**

**16A.1 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

**Explain why:**

As set out in section 1 of the representation document, the nature and scale of business use already endorsed by the Council at the site would make a significant contribution toward ensuring that City Plan 2030 can deliver enough floorspace to meet the City's demands. It will attract inward investment and create new jobs for Scotland. To this end, the IBG stakeholders support the continued identification of the site as a 'strategic office location' and would welcome further dialogue with Council Officers to agree an appropriately worded site allocation as part of the Proposed Plan.

**16A.2 We want to support office development at commercial centres as these also provide accessible locations.**

Not Answered

**Explain why:**

**16A.3 We want to strengthen the requirement within the city centre to provide significant office floorspace within major mixed-use developments. Do you agree?**

Not Answered

**Explain why:**

**16A.4 We want to amend the boundary of the Leith strategic office location to remove areas with residential development consent. Do you agree?**

Not Answered

**Explain why:**

**16A.5 We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree?**

Not Answered

**Explain why:**

**Do you have an office site you wish us to consider in the proposed Plan?:**

No file was uploaded

**16B We want to identify sites and locations within Edinburgh with potential for office development. Do you agree with this?**

Not Answered

**Explain why:**

**16C 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.**

Not Answered

**Explain why:**