

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

Customer Ref: 00390 Response Ref: ANON-KU2U-GW2B-S
Name: Dave Bisset
Response Type: Key Agency
On behalf of: Scottish Water

Supporting Info: Yes
Email: dave.bisset@scottishwater.co.uk

Choice 1 B

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

Short Response: Not Answered

Explanation
Scottish Water broadly welcomes the emerging policy to require all development to include green and blue infrastructure. Scottish Water has a statutory duty to drain domestic sewage and rainwater from roofs and paved areas within the curtilage of new properties. We will not accept any new surface water into our sewer network and this must be drained separately via surface water sewers and Sustainable Urban Drainage Systems (SUDS) back to the water environment. Our recently published 25-year strategic plan "A sustainable future together" focuses on how we will achieve three strategic outcomes that are aligned with our role in achieving Scotland's ambitious Water Sector Vision: Service excellence, beyond net zero emissions and great value and financial sustainability. The Strategic Plan can be found here: <https://www.scottishwater.co.uk/help-and-resources/document-hub/key-publications/strategic-plan> The provision of surface water and foul drainage infrastructure is a key consideration to support development. We would encourage collaboration between stakeholders at the earliest possible stage in the development planning process to ensure that this infrastructure is planned and delivered effectively and sustainably, within the planning system framework. Within our Strategic Plan we set out how we intend to support sustainable economic growth by continuing to work collaboratively with developers, planning authorities and other agencies to understand the timing and scale of their new developments. We will also encourage development where we already have capacity and will develop schemes for new strategic capacity where it is highly likely that capacity expansion will be required, and where it is most cost effective to do so. Our Strategic Plan states that we will plan to lead the transformation of the management of surface water, working in partnership with Local Authorities, SEPA, house builders and communities. We will promote blue-green approaches and drive innovative solutions to reduce flooding and pollution and create better places to live. The Lothian Drainage Partnership is a collaboration, between Scottish Water, Edinburgh Council, Midlothian Council, East Lothian Council, Scottish Government and SEPA to discuss, share information and lead on plans for future growth and changes in climate that impact on how the area's waste water and surface water is processed. We intend to promote blue-green approaches and drive innovative solutions to reduce flooding and pollution and create better places to live. We would encourage Edinburgh Council to allocate land for strategic blue-green infrastructures that manage and convey surface water on the surface and support multiple developments. This approach is in line with our Storm Water Management Policy.

Customer Ref: 00390 Response Ref: ANON-KU2U-GW2B-S
Name: Dave Bisset
Response Type: Key Agency
On behalf of: Scottish Water

Supporting Info: Yes
Email: dave.bisset@scottishwater.co.uk

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: Not Answered

Explanation Scottish Water welcomes this policy to deliver sustainable water management to tackle climate change. In our 25 year Strategic Plan, the changing climate and population growth mean that we are thinking differently about how our sewerage network should meet customer service expectations, as well as supporting the environment and economic development in the decades to come. Mentioned in our previous answer, Scottish Water will not accept surface water in to our combined sewer. Surface water can be more sustainably treated above ground, often in conjunction with other existing surface waters, in a way that contributes to flood risk management, place making and biodiversity. SUDS are a sequence of surface water management practices and facilities designed to naturally drain and treat surface water in a manner that will provide a more sustainable approach than what was the conventional practice of routing surface water through a pipe directly to a watercourse or a combined sewer. Scottish Water is keen to apply buildings standards that support the installation of sustainable surface water management systems at property level such as green roofs, water butts, rain gardens, porous paving etc. whilst minimising impermeable surfaces and the volume of surface water entering piped systems. We would encourage Edinburgh Council to consider, where appropriate, land included on the Vacant and Derelict Land Registry as spaces that can be utilised to manage surface water while creating enjoyable and usable amenity space for the local community during dry weather periods. We will support the council to designate surface water corridors/routes at a strategic or catchment scale to ensure flows during flood events are safely routed away from buildings. In addition, we would encourage surface water drainage considerations to be made at the earliest possible stage in the development planning process, when land to be set aside for new development is being identified. All of these measures are designed to help plan and deliver integrated urban drainage systems that increase resilience to climate change; and facilitate and maximise implementation of blue-green infrastructure.

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

Supporting Info

Email

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

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

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? - 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

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

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

Supporting Info

Email

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

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

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

Supporting Info

Email

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:
Name
Response Type
On behalf of:

Supporting Info

Email

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 Scottish Water would support this policy. Our customers and communities are at the very heart of the decisions that we make as an organisation. We will look to work with the council to inform the Place Briefs. Over the last few years, we have surveyed our customers and valued their feedback. Our household and business customers rightly expect reliable supplies of high quality tap water and for their waste water to be taken away and returned safely to the environment. Whatever the long term challenges, we will do our utmost to meet those expectations and further build our customers' trust in us. We would seek to assist the council by providing as much information regarding our existing assets and how we can support sustainable economic growth in Edinburgh.

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 Scottish Water will continue to work with the council, listen to feedback from our customers and provide any supporting information required by future Local Place Plans.

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

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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

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

Supporting Info

Email

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

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

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

Supporting Info

Email

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

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

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

Supporting Info

Email

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

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

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

Supporting Info

Email

Choice **8 C**

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

Short Response

Explanation

Choice **9 A**

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

Short Response

Explanation

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

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

Supporting Info

Email

Choice **10 A**

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

Short Response

Explanation

Choice **10 B**

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

Short Response

Explanation

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

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

Supporting Info

Email

Choice **11 A**

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

Short Response

Explanation

Choice **11 B**

We want City Plan 2030 to require a mix of housing types and tenures – we want the plan to be prescriptive on the required mix, including the percentage requirement for family housing and support for the Private Rented Sector. Do you agree with this? - Yes / No

Short Response

Explanation

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

Supporting Info

Email

Choice **12 A**

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

Short Response

Explanation Scottish Water will support the council in any of the options identified in this plan. Scottish Water is committed to enabling sustainable and inclusive growth. In our long term strategy, We expect significant growth in the number of properties to be served, particularly in the east of Scotland, because of forecast population growth and continuing reduction in average household occupancy, although the precise impact of this on our activities is uncertain. To enable new housing and business growth sustainably and cost effectively we will continue to work collaboratively with developers, planning authorities and other agencies to understand the timing and scale of their new developments. We will work with Edinburgh Council to identify and encourage development where we existing capacity. We will identify and take the lead to provide strategic water and wastewater infrastructure where it is most cost effective to do so, and there is high confidence that the associated development will progress. Encourage development of water efficient homes and provide access for developers to low carbon, standard water and waste water infrastructure products to make adoption of new assets easy and efficient for everyone involved.

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 B2**

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

Short Response

Explanation

Choice **12 B3**

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

Short Response

Explanation

Choice **12 B4**

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

Short Response

Explanation

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: 00390

Response Ref: ANON-KU2U-GW2B-S

Supporting Info Yes

Name Dave Bisset

Email dave.bisset@scottishwater.co.uk

Response Type Key Agency

On behalf of: Scottish Water

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

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 Yes

Explanation

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

Supporting Info

Email

Choice **14 A**

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

Short Response

Explanation

Choice **14 B**

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

Short Response

Explanation

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

Supporting Info

Email

Choice 14 C

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

Short Response

Explanation

Choice 15 A

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

Short Response

Explanation

Choice 15 B

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

Short Response

Explanation

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

Supporting Info

Email

Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 15 G

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

Short Response

Explanation

Choice 16 A1

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

Short Response

Explanation

Choice 16 A2

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

Short Response

Explanation

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

Supporting Info

Email

Choice 16 A3

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

Short Response

Explanation

Choice 16 A4

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

Short Response

Explanation

Choice 16 A5

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

Short Response

Explanation

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

Supporting Info

Email

Choice 16 A5

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

Short Response

Explanation

Choice 16 B

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

Short Response

Explanation

Choice 16 C

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

Short Response

Explanation

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

Supporting Info

Email

Choice 16 E1

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

Short Response

Explanation

Choice 16 E2

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

Short Response

Explanation

Choice 16 E3

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

Short Response

Explanation

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

Supporting Info

Email

Choice 16 E4

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

Short Response

Explanation

Choice 16 E5

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

Short Response

Explanation

Choice 16 E6

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

Short Response

Explanation

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

Supporting Info

Email

Choice 16 E7

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

Short Response

Explanation

Choice 16 E8

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

Short Response

Explanation

Choice 16 EX

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

Short Response

Explanation

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

Supporting Info

Email

Choice 16 F

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

Short Response

Explanation

Choice 16 G

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

Short Response

Explanation

Choice 16 H

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

Short Response

Explanation

Customer Ref:

00390

Response Ref:

ANON-KU2U-GW2B-S

Supporting Info

Yes

Name

Dave Bisset

Email

dave.bisset@scottishwater.co.uk

Response Type

Key Agency

On behalf of:

Scottish Water

	<p style="text-align: center;">Asset Policy Standard Water Mains Protection Distances</p>	Version: 1.5
		Approval Date: 29-02-2016

Asset Policy Standard

Water Mains Protection Distances

Approved Version 1.5

Release Date 29th February 2016

Approvals	Position	Directorate	Date
Simon Parsons	Director	Strategic Customer Service Planning	29/2/16
Alan Scott	General Manager Water	Strategic Customer Service Planning	29/2/16
Andrew Dunbar	Water Service Strategy Manager	Strategic Customer Service Planning	29/2/16

	<p style="text-align: center;">Asset Policy Standard Water Mains Protection Distances</p>	Version: 1.5
		Approval Date: 29-02-2016

1. Introduction

Scottish Water (SW) has a legal requirement to maintain a supply of wholesome water to customers. We do this using our network of water mains, some of which may be located within land proposed for development. This document outlines SW Policy for all developers' contractors and infrastructure providers when designing developments around existing water pipelines.

To ensure SW can maintain, repair, refurbish and replace water mains, it requires access to them. The majority of mains have a level of statutory protection which ensures access is maintained and restricts development above and in close proximity to them. This policy document sets out SW's minimum level of access required to deliver its statutory duties.

SW's water network operates at significant internal pressure and has the potential to damage properties in close proximity to mains should they fail. SW aims to manage this risk by ensuring adequate distance is maintained between SW's assets and proposed buildings and structures that may be erected. This policy document sets out SW's recommended minimum stand-off distances to minimise the risk of damage to property.

2. Definitions

2.1 Access Distance

The Access Distance is the legally supported distance, required to facilitate future SW access to allow repair, maintenance or renewal of the water main in every direction (e.g. at the end of a water main or at changes of direction). The Access Distance will be measured from the outside of the pipe.

No buildings, structures or other developments that will restrict our access or put at risk the integrity of our assets is permitted within the Access Distance.

Our minimum access requirements are set out in Table 1 below. SW reserves the right to adjust the required Access Distance from that stated in Table 1, according to local circumstances and operational considerations. Reasons the Access Distance may be increased at the discretion of SW, include:

- a) The topography makes access for maintenance and repairs more difficult and / or requires larger items of plant and equipment.
- b) Site specific SW operational considerations.
- c) The water main is deeper than 2 metres to invert level.

	Asset Policy Standard Water Mains Protection Distances	Version: 1.5
		Approval Date: 29-02-2016

Table 1 – Access Distances

Notes

- a) Distances are **minimum** based on a pipe invert level up to 2 metres deep.
- b) Increases in depth within the main may result in an increase of the Access Distance.
- c) Final Access Distance will depend on site specific topography.

Internal Pipe Diameter Range	Minimum Access Distance ⁽¹⁾ Distance from edge of pipe (no existing physical site restraints)	Access Distance Distance from edge of pipe (Existing Physical restraint – e.g. Urban Roads)
Up to 180mm	3m	NJUG Guidelines in pavement ⁽²⁾
>180mm up to 14"/350mm	4.5m	NJUG Guidelines in pavement ⁽²⁾
>14"/350mm up to 18"/450mm	6m	See below ⁽³⁾
>18"/450mm up to 24"/600mm	8m	See below ⁽³⁾
>24"/600mm	Minimum 10m ⁽⁴⁾ dependent on specific site conditions	

⁽¹⁾ Scottish Water will apply the minimum Access Distance at all times.

⁽²⁾ National Joint Utilities Group.(NJUG) guidelines are to be followed for small diameter distribution mains in footpaths in urban situations.

⁽³⁾ For larger diameter mains in constrained urban roads a detailed risk assessment and method statement (RAMS) will be required to protect adjacent and new properties.

⁽⁴⁾ For major strategic mains >600mm – a detailed design, Risk Assessment and Method Statement and consideration of the “Washington Suburban Sanitary Commission - Pipeline Design Manual” WSSC2012 will be required, dependant on the criticality of the infrastructure and technical considerations including flood/damage risk and repair method statements.

	<p style="text-align: center;">Asset Policy Standard Water Mains Protection Distances</p>	Version: 1.5
		Approval Date: 29-02-2016

2.2 Stand-off Distance

The Stand-off Distance is the minimum distance, that SW recommend habited properties and structures, should be located away from the water main to prevent them being damaged due to a water mains burst. The distance is based on the operating pressure of the main, and the crater size calculations derived by the “Washington Suburban Sanitary Commission - Pipeline Design Manual” (WSSC).

The Stand-off Distance will **vary according to the pressure** within the pipe and should be checked with SW prior to assigning a Stand-off Distance. The Stand-off Distance stated in Table 2 is for guidance only and specific final Stand-off Distance shall be agreed with SW for each individual development. These recommended distances may be adjusted, according to local circumstances and operational considerations.

Reasons for stand-off distances to be increased at the discretion of SW include:

- a) The water main operates at a high pressure or is at a deeper than 2 meters to invert level.
- b) Properties are deemed to be at an increased risk of flooding or damage in the event of a mains failure.

Table 2 – Stand-off Distances

Notes

- a) Stand-off Distances are **minimum** based on a pipe invert level up to 2 metres deep.
- b) Increases in depth or high pressure may result in an increase of the Stand-off Distance.
- c) Final Stand-off Distances will depend on site specific assessment.
- d) Recommended indicative Stand-off Distances, are based on the WSSC Pipeline Design Manual

Crater size based on WSSC 2012 calculations	
Pressure within the Pipe	Recommended Stand-Off Distance (Max Crater Size from side of pipe)
2 bar	2.5m
4 bar	5.0m
6 bar	7.5m
8 bar	10m
10 bar	12m
12 bar	14.5m
14 bar	17m
16 bar	19.5m
18 bar	22m

3.0 Infringements

It is SW’s policy not to allow the building over of water mains or building within the Access Distance. Any such building may compromise SW’s legal obligation to maintain a constant water supply, and in particular would restrict SW’s ability to respond in the event of a failure of the pipeline.

Building within the Stand-off Distance has potential risks to the health and safety of persons who might be affected by the failure of a water main; not least the occupants of any buildings. As such SW recommends that no habited buildings or structures be constructed within the Stand-off Distance

As SW has a statutory duty to ensure its operations do not pose a risk to others, it is SW policy to legally contest any proposed infringements of the Stand-off Distance agreed in advance with SW, which do not include full protection of buildings against damage and flooding due to a mains burst.

	<p style="text-align: center;">Asset Policy Standard Water Mains Protection Distances</p>	Version: 1.5
		Approval Date: 29-02-2016

SW acknowledges that there may be locations where structures have previously been erected within an Access Distance and / or Stand-off Distance, however these encroachments should be assessed and recorded but do not form the basis of any approval or relaxation of the Access Distance or Stand-off Distance when considering a new or re-development.

4.0 Buildings Adjacent to Access Distance

No temporary or permanent buildings or structures are to be erected within the Access Distance. No materials, including excavated or imported spoil, to be stored temporarily or permanently within the Access Distance.

The foundations of any new buildings adjacent to the Access Distance should extend to such a depth and be designed in such a way that they do not place additional loading, settlement or vibration onto the water main and/or water main surrounding structure. Where construction is adjacent to the Access Distance, foundations shall be designed to ensure SW has full access to the lowest point of the bedding of the existing/diverted pipeline for maintenance or construction purposes without undermining the adjacent structure or reducing the load bearing capacity of the foundations.

Before any proposed use of pile foundations in the vicinity of water mains SW must be consulted at the earliest opportunity. Details of RAMS (risk Assessment and method statement) in relation to any piling works in the vicinity of SW's assets must be submitted for technical review and written acceptance. Vibration levels in the vicinity of SW assets must be managed to levels below British Standard (BS5228) levels and will be appropriate for the SW asset affected

5.0 Ground Cover & Works Above Water Mains

Scottish Water accepts that development of sites will involve ground works of various types to form the development, and some of these will be required above our mains. **All** proposed ground works within the Access Distance will be agreed in advance with Scottish Water.

The location of water mains should be marked out on site and suitable arrangements put in place to prevent construction plant traversing the main to prevent damage. It should be noted that pipes previously in fields have been designed for occasional crossing by low ground pressure agricultural machinery at variable locations, and not construction plant. Should mains require to be crossed, suitable protection measures should be agreed in advance with Scottish Water.

Any proposed change in ground levels on top of the water main or the Access Distance should be notified to SW. The cover will not be increased to such an extent that the imposed load on the pipe poses a risk of failure by overloading, unacceptable pipe settlement, or significant increases in repair time. SW will formally review proposals to change existing ground levels and will provide a response in writing in terms of acceptance or rejection of the proposals.

	<p style="text-align: center;">Asset Policy Standard Water Mains Protection Distances</p>	Version: 1.5
		Approval Date: 29-02-2016

No work of any description shall take place within the Access Distance, before full written agreement has been reached with SW regarding the construction methods and manner in which the work shall be carried out. This may involve the developer paying for the installation, maintenance and removal of monitoring equipment during the work activities.

Access to and along the Access Distance shall be kept clear and unrestricted at all times.

A minimum of 28 days' notice must be given in writing of any intention to commence agreed works within the Access Distance. In an emergency, contact must be made immediately with SW Contact Centre Tel 0800 077 8778.

6.0 Development Areas

Where a development is to be planned in the vicinity of existing mains, the developer may consider locating the existing water main within the new road verge or, if this is not possible, within the road. This will be subject to buildability considerations being addressed to the satisfaction of SW

Where the main is to be located within the road, additional measures may be required to protect it. Such proposals must be submitted in writing and approved by SW in advance of work commencing. Early application to SW is encouraged in order that additional measures are agreed in a timely manner.

Scottish Water reserves the right to restrict or prevent any development proposal which may present an unacceptable risk to existing water main infrastructure. Early dialogue with SW is recommended to determine and agree site specific measures in a timely manner.

7.0 Diversion Works

Where a developer plans to erect a building that encroaches upon the Access Distance or Stand-off Distance and is prepared to meet all costs involved in diverting the main, SW will not unreasonably refuse this proposal.

All diversionary works must comply with SWs standards, technical specifications and policies and must be designed and carried out by a competent Water Industry Registration Scheme (WIRS) accredited organisation. Any inconvenience and any material loss caused to landowners, customers and others by any diversion should be taken into account when considering the benefits of the proposed diversion and will be the responsibility of the developer.

Where a developer submits a request for a diversion, this will be the subject to a separate formal agreement with SW following due process and procedural requirements.

8.0 Notification of Future Owners of Restrictions Associated with Water Mains

SW requires developers to notify future property owners of the land-use restrictions above and around the water mains. It should be noted that where development sites are sold off in

	<p style="text-align: center;">Asset Policy Standard Water Mains Protection Distances</p>	Version: 1.5
		Approval Date: 29-02-2016

plots restrictions may span across plot boundaries, and all owners should be notified. This should be done by including the restrictions within the Deed of Conditions such that they remain visible to all future land owners and are in the public domain

	<p style="text-align: center;">Asset Policy Standard Water Mains Protection Distances</p>	Version: 1.5
		Approval Date: 29-02-2016

9.0 Supplementary Information

Scottish Water recommends that issues identified in complying with these requirements from proposed and on-going developments are addressed as early in the life of the project as possible. Early dialogue is essential and can be facilitated by contacting the relevant SW Team set out in Table 3.

Table 3 - Contact Details

SW Team	E-mail	Reason for Contact
Development Planning & Liaison	EIA@scottishwater.co.uk	Early planning engagement
Service Relocation Team	service.relocation@scottishwater.co.uk	Early start proposals and information regarding application of Asset Policy Standard – Water Mains Protection Distances
Customer Connections	www.scottishwater.co.uk/connections customerconnections@scottishwater.co.uk	Development specific applications and Queries
Asset Management Standards	standardsinfoline@scottishwater.co.uk	Technical Specification Queries and information