

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 Yes. The Edinburgh Bioquarter (hereinafter referred to as 'the EBQ') is bounded by a strategic park of significant importance, Little France Park, as identified in Map 1 of Choices. This provides a green lung for the EBQ linking Holyrood Park to the north to Shawfair and the southeast edge of the city to the south. The EBQ Supplementary Guidance (SG) approved in 2013 in the context of the current Local Development Plan (LDP) includes Development Principle 1(t) which recognises the importance of Little France Park and also requires a hierarchy of well connected, publicly accessible open space to be provided throughout the EBQ. The EBQ response at Choice 13 below provides the substantive response on this issue in relation to City Plan 2030.

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 Yes. EBQ considers that a requirement for "all development" to include green and blue infrastructure is unrealistic, given the extensive definition of "development", which could involve burdening even small-scale development with unnecessary green and blue infrastructure provision. The EBQ Partners (comprising City of Edinburgh Council, NHS Lothian, Scottish Enterprise and the University of Edinburgh) are, however, committed to the delivery of best practice green and blue infrastructure solutions and further detail is outlined in the substantive EBQ response at Choice 13 below.

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Choice **1 C**

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

Short Response

Explanation Yes. The SG Development Principles, most notably Principles 1(b)-1(k) make a significant commitment to water management across the EBQ and the substantive response under Choice 13 below outlines how the EBQ Partners consider these principles should be embedded within City Plan 2030 policy.

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 Yes. The early stages in the life of the EBQ involved significant investment by the EBQ Partners as match funders alongside Sustrans, CEC and other partners in the delivery of Little France Park. The Park makes a significant contribution to the EBQ and the surrounding communities.

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Choice 1 F

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

Short Response

Explanation

Choice 1 F

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

Short Response

Explanation

Choice 1 G

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

Short Response

Explanation

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Choice **1 H**

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

Short Response

Explanation

Choice **2 A**

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

Short Response

Explanation

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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 Yes, but with caveats. As articulated in the substantive response by the EBQ partners under Choice 13 below, the EBQ presents an opportunity to create a high-quality, mixed use urban place, building on the amended approach secured through the approval of the SG in 2013 and the EBQ Masterplan Key Diagram for which planning permission in principle was approved for the initial phases of the development in 2015 and again in 2020. The more urban form of development supported by City of Edinburgh Council (CEC) in the SG is now to be developed further in a new EBQ Masterplan which focusses on delivering a balance of mixed use development to support the place making objectives of the EBQ Partners. The vision for EBQ is to rapidly grow the site into Edinburgh's Health Innovation District, a new vibrant neighbourhood of Edinburgh centred around a world leading community of healthcare innovators. Key to successful delivery of innovation districts is place making which requires increased density to drive urbanisation, critical mass of people, attract ancillary facilities (shops, hotels, gyms) and attract private investment. Housing development will be an important component part of this mix and whilst the housing development on the southern edges of the EBQ at Edmonstone has been supported at relatively low densities (c.30-50 dwellings per hectare), it is the intention of the EBQ Partners to deliver housing development well in excess of the minimum 100 dwellings per hectare suggested at Choice 2B. The EBQ partners consider that the objective of making the best use of limited space in the city, maximising proximity to excellent public transport and optimising the potential for place making through the sustained delivery of supporting services over the long-term can only be achieved through much higher densities, as demonstrated in other areas of the city, including Quatermile and Leith (Waterfront, Salamander) where densities are often in excess of 200 dwellings per hectare. The minimum density requirement of 100 dph is insufficiently ambitious, simply mirroring the ten-year average in the city, as stated in the Choices Housing Study (para. 2.12). As stated in the EBQ Partners response under Choice 13 below, Map 2 should be amended to include the EBQ as suitable for high-density housing.

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Choice **2 C**

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

Short Response

Explanation Yes. The EBQ response to Choice 13 below demonstrates how the current SG already achieves the six qualities of place as set out in SPP. The new EBQ Masterplan and updated Development Principles will reinforce the importance of place making informed directly by active travel and connectivity opportunities.

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 Yes. The current principles for the EBQ require a range of quality open space to be delivered and the new Masterplan and updated Development Principles will reinforce this requirement.

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 Setting high standards for climate change and reducing carbon omissions is one of the key principals of the BioQuarter. How this is measured needs to be kept flexible across the site to reflect the challenges for specialist research technical buildings to meet very high standards.

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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 Yes - the EBQ Partners are committed to the preparation of a Place Brief for the EBQ, however the wording of choice 4A refers specifically to these being prepared “working with local communities”, with no reference to any other stakeholder. City Plan 2030 must ensure that the preparation of place briefs, which are identified as the sole area-wide place making tool replacing any other form of supplementary guidance, must involve a collaborative and inclusive process involving land owners, statutory and non-statutory stakeholders as well as, of course, the local community to ensure that future development is realistic and deliverable. In this regard, place briefs are clearly distinguishable from local place plans which are to be prepared by local communities (as referred to in Choice 4B). The EBQ partners have agreed with CEC Planning that a place brief will replace the EBQ SG in providing the detail behind the allocation of EBQ as a new mixed use, urban place in City Plan 2030. The EBQ Place Brief will be informed by a new EBQ Masterplan which is currently under preparation by the EBQ partners. The Planning (Scotland) Act 2019 removes the ability for supplementary guidance to be prepared, adopted and issued in connection with a Development Plan and it is imperative that City Plan 2030 contains all the necessary provisions to ensure that the status of site allocations is clear and enshrined within the Development Plan. It is also imperative that if place briefs are to be the sole replacement for supplementary guidance, their status should be made explicit as material considerations of significant weight (subject to appropriate consultation, etc.).

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

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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 Directing new development to locations where there is existing infrastructure capacity, or where new capacity can be created, is a logical approach and one which is supported by SPP and the current LDP. This does not represent a change from the existing position. The approach supports the mixed use, urban place to be delivered in the new EBQ Masterplan, with a more intense mix of uses including housing in addition to the life sciences base. The established infrastructure provision in this location supports the intensification in the development of the EBQ and Choices Map 3 evidences this, given its pivotal position within Key Area Corridor 3 (South East Edinburgh via Bioquarter).

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

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Choice 5 C

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

Short Response

Explanation

Choice 5 D1

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

Short Response

Explanation

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On behalf of:

Supporting Info
Email

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 Yes. Developer contributions must be confirmed in the Development Plan and not arbitrarily defined in non-statutory guidance, to ensure that there is certainty for inward investors in the city. The recent CEC Planning approach to the definition of developer contributions has failed in the context of the current LDP, as evidenced by the Scottish Government rejection of the developer contributions SG in January 2020. The use of cumulative contribution zones clearly needs to be reconsidered as a result. The key caveat to supporting this approach is that non-statutory guidance is not appropriate for setting developer contribution levels as it fails to allow for the necessary interrogation through independent examination. Contributions should be targeted to the use and take account of locational factors such as accessibility to public transport. There should also be a clear recognition of the wider investment necessary to deliver an opportunity such as EBQ, and ensure that such developments are not unreasonably burdened with additional cost.

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 See response to 5D.2. above. Copied below
Yes. Developer contributions must be confirmed in the Development Plan and not arbitrarily defined in non-statutory guidance, to ensure that there is certainty for inward investors in the city. The recent CEC Planning approach to the definition of developer contributions has failed in the context of the current LDP, as evidenced by the Scottish Government rejection of the developer contributions SG in January 2020. The use of cumulative contribution zones clearly needs to be reconsidered as a result. The key caveat to supporting this approach is that non-statutory guidance is not appropriate for setting developer contribution levels as it fails to allow for the necessary interrogation through independent examination. Contributions should be targeted to the use and take account of locational factors such as accessibility to public transport. There should also be a clear recognition of the wider investment necessary to deliver an opportunity such as EBQ, and ensure that such developments are not unreasonably burdened with additional cost.

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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 Yes in principle, although the question is vague, and there is no clear policy objective. In the absence of any policy having been drafted as part of Choices it is impossible to offer support. Choice 5A already directs development to where there is existing or potential capacity, including public transport capacity, and it is unclear as to why there would need to be an additional policy to further assess development on a target-based approach to public transport, walking and cycling. Directing new development to these locations should already achieve these targets, and duplication on this issue should be avoided There is no indication as to what stage in the development planning process this policy would apply as this will dictate whether it is relevant or not.

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 No. As with 6A, adopting a target-driven approach in relation to public transport, walking and cycle usage which is entirely outwith the control of future developers is inappropriate. City Plan 2030 seeks to direct new development to highly accessible locations, or locations where the use of public transport can be maximised. This approach is dependent on significant public sector investment, in addition to contributions through future development. A target-based approach would undermine the deliverability of development, even where that development has already been directed to these locations, and this complication will impact on City Plan 2030 meeting its objectives for the delivery of housing and other development across the city. Linking this target-based approach to parking requirements is confused and overlaps with the questions raised under Choice 7. There are many variables which need to be considered when establishing appropriate parking levels, some of which will not be known at the Place Brief stage e.g. operational requirements. It is therefore not appropriate to set such targets at this stage.

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On behalf of:

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 No. The introduction of maximum parking standards in the Edinburgh Design Guidance of 2018, in accordance with SPP, has had a positive impact on the delivery of housing and other development at more efficient densities across the urban area of the city and there is no reason why this approach should not be continued. City Plan 2030 will direct development to the most accessible locations by public transport, and where walking and cycling can be maximised. The use of maximum car parking standards would continue to strike an appropriate balance between this non car-borne objective and delivering suitable levels of car parking, where car parking is considered to be necessary. The approach suggested in Choice 7A appears overly complex and does not take account of operational or end user requirement. The position as it relates to EBQ is outlined in further detail in the substantive response to Choice 13 below.

Choice **7 B**

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

Short Response

Explanation

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Email

Response Type

On behalf of:

Choice **7 C**

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

Short Response

Explanation

Choice **7 D**

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

Short Response

Explanation

Choice **8 A**

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

Short Response

Explanation

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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: 01737 Response Ref: ANON-KU2U-GPQ5-4
Name: Scott Hobbs Planning
Response Type: Agent / Consultant
On behalf of: Edinburgh Bioquarter Strategy Board (City of Edinburgh Council, N

Supporting Info:
Email: ps@scotthobbsplanning.com

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:

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On behalf of:

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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 Yes but with strong caveats as noted below. Choice 10 has, at its core, the objective of increasing the number of new homes, particularly affordable homes being built in Edinburgh and making the best use of limited space to ensure the creation of sustainable communities. The EBQ Partners support this objective and it is explained in further detail in the substantive response under Choice 13. The approved SG mix of uses within EBQ includes student accommodation and the delivery of student accommodation at the site is not, currently, burdened by a requirement to include a mix of market and affordable housing in the same site as the student accommodation development, nor a requirement to deliver a certain number of studio flats as part of the mix. The EBQ Partners support market and affordable housing across the EBQ, however forced integration of this form of housing with student accommodation is of little or no value in meeting place making objectives. Policies within City Plan 2030 should not seek to intervene in the market which will react to the availability of student accommodation and deliver new accommodation accordingly. Mixing student accommodation with mainstream market and affordable housing at a reasonable scale is unlikely to provide levels of amenity for all residents which are entirely compatible with each other. There appears to be no basis for this requirement within Choices and allowing flexibility in the delivery of student accommodation to meet demand across the city should be maintained in City Plan 2030. Equally, there is no planning purpose in seeking to restrict the delivery of student accommodation to one particular provider (in this case one of Edinburgh’s universities or colleges) as this would be anti-competitive and contrary to the overall purpose of planning.

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Choice **10 B**

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

Short Response

Explanation Yes in principle. The ambition for the EBQ is to create a mixed use, urban place which continues to facilitate the expansion of the life sciences sector, but also encourages a significant range of uses which would support the creation of EBQ as a place. The proposed policy referred to under Choice 10B would, in its strict interpretation, require housing to be delivered as part of each and every site being brought forward at EBQ (on the basis that the majority of the plots are larger than 0.25 hectares). Whilst this does not appear to be the intention of the policy, its blanket implementation would have this practical effect. This would undermine the continued life sciences-led objectives for EBQ. The EBQ will have a series of development 'zones', which will include a mix of uses in some locations, and single use development in others. This approach will be reflected in the new EBQ Masterplan and Development Principles.

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

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Response Type

On behalf of:

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 Yes. The EBQ will include a mix of affordable and market housing, and the affordable will include key worker housing to reflect the proximity to the Edinburgh Royal Infirmary, in addition to other affordable tenures.

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 Yes, in principle. The EBQ will include a mix of affordable and market housing, and meeting with needs of the private rented sector will also be facilitated. It is imperative, however, that City Plan 2030 is not unduly prescriptive and interventionist in terms of market requirements, which are influenced by a complex and diverse range of factors.

Customer Ref: 01737 Response Ref: ANON-KU2U-GPQ5-4
Name: Scott Hobbs Planning
Response Type: Agent / Consultant
On behalf of: Edinburgh Bioquarter Strategy Board (City of Edinburgh Council, N

Supporting Info:
Email: ps@scotthobbsplanning.com

Choice 12 A

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

Short Response: Option 1 (Council/

Explanation Option 1 (Council / Partners / Urban Area). CEC's Policy and Sustainability Committee approved the Strategic Business Case for EBQ on 25 February 2020, including "the creation of a high-quality large-scale sustainable development in the city, with zero net carbon ambitions" and "additional new residential development, including a range of affordable housing" (para. 4.10). The EBQ Partners have briefed the City Plan 2030 team on the emerging Masterplan and have urged the team to consider the EBQ site as capable of accommodating significant additional housing development as part of the overall mix, in accordance with option 1 (the CEC preferred option), and in line with the Policy and Sustainability Committee decision. The EBQ Partners were disappointed to discover that the EBQ site was excluded from the urban area sites considered in Maps 7 or 8 (Delivery by the Council and its partners within the Urban Area). The new EBQ Masterplan will demonstrate that the EBQ has the potential to deliver 1,600 of the 17,600 houses sought under preferred Option 1, representing just under 10%, in an established, highly accessible location. This level of provision within the EBQ would relieve pressure on other urban areas within the city, whilst supporting the place making objectives of City Plan 2030, and maintaining the core vision for EBQ "to deliver a life science led mixed use quarter in the South East of Edinburgh that will attract new businesses, entrepreneurs, investors, researchers, healthcare providers and which would be a powerful tool in both local and regional economic and social regeneration." (para. 4.6 of Policy and Sustainability Committee report, 25/2/20). It is not yet clear how City Plan 2030 will allocate such sites – Map 7 refers to Urban Area Mixed Use Sites, as well as Place Brief Sites – but the EBQ Partners are clear that the allocation of the EBQ must be included as a mixed-use, urban place making opportunity in City Plan 2030, irrespective of the method adopted for doing so. In particular, as explained in response to Choice 13 below, the EBQ allocation must not restrict the ability of the EBQ to deliver on all of its objectives to ensure the successful delivery of a place. The phasing of residential development at the EBQ will be controlled through a Developer Agreement between the Partners, to ensure that residential is delivered in tandem with the core life sciences uses throughout the lifetime of the development, which is currently estimated to span a 20 year period. Further detail will be contained in the Development Principles to be defined in the new Masterplan and in the EBQ Place Brief.

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Choice **12 B1**

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

Short Response

Explanation

Choice **12 B2**

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

Short Response

Explanation

Choice **12 B3**

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

Short Response

Explanation

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On behalf of:

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Choice **12 B4**

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

Short Response

Explanation

Choice **12 B5**

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

Short Response

Explanation

Choice **12 B6**

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

Short Response

Explanation

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Choice **12 B7**

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

Short Response

Explanation

Choice **12 B8**

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

Short Response

Explanation

Choice **12 B9**

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

Short Response

Explanation

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On behalf of:

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Choice **12 B10**

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

Short Response

Explanation

Choice **12 BX**

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

Short Response

Explanation

Choice **12 C**

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

Short Response

Explanation

Customer Ref: Response Ref:

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Response Type

On behalf of:

Choice 12 C

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

Short Response

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 D

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

Short Response

Explanation

Customer Ref: 01737 Response Ref: ANON-KU2U-GPQ5-4

Supporting Info

Name Scott Hobbs Planning

Email ps@scotthobbsplanning.com

Response Type Agent / Consultant

On behalf of: Edinburgh Bioquarter Strategy Board (City of Edinburgh Council, N

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 Not Answered

Explanation

The past 17 years have seen the EBQ establish itself as a leading UK centre of excellence for healthcare and it currently plays a pivotal role in cultivating world-leading medical and life sciences innovation that is improving people's lives around the world. Today BioQuarter is home to a community of 8,000 people and c.260,000 sqm of floorspace working and studying within its boundary. It is home to healthcare innovators, honoured clinicians and academics, a global top-20 medical school, 900 bed acute hospital and a host of award-winning scientific research institutes. At its core, the EBQ exists to advance healthcare discoveries and education, improve people's lives and enhance health and well-being. The EBQ is defined in the adopted LDP in various sections and policies as summarised below:

- Defined as "employment centre" in figure 1 – LDP Spatial Strategy Summary Map (page 6).
- Located close to, but not within defined South East Strategic Development Area (SDAs defined in approved SESplan).
- Little France Park is included as a Greenspace Proposal in Table 1 (South East Wedge Parkland – GS4).
- EBQ is defined as a Special Economic Area in figure 6 – Opportunities for Economic Development. The LDP defines Special Economic Areas as "of national or strategic economic importance, providing or with the potential to provide a significant number of jobs" (para. 59). Table 2 provides further detail on the EBQ Special Economic Area, stating that its "main purpose" is "to become a top-10 global centre of excellence for life sciences offering opportunities for academic, commercial and clinical research and development with healthcare, teaching facilities and appropriate support services and facilities focused on the Edinburgh Royal Infirmary". Reference is made in Table 2 to policy Emp 2.
- Figure 9 and Table 9 (Transport Proposals and Safeguards) includes a safeguarded Edinburgh Tram route through the EBQ.
- Figure 14 includes the EBQ within the South East Edinburgh Strategic Development Area Overview Map and Development Principles are provided for various parts of the SDA, including multiple housing allocations and the EBQ. The Development Principles describe the EBQ as "a partly-implemented urban extension focused on the Edinburgh Royal Infirmary and the associated medical school. Land has been allocated to create the potential for further clinical and teaching development and related commercial research and development – collectively known as life science uses". A floorspace target of 245,000sqm of life science uses is referred to in the Principles. Five Development Principles are included and the detail of these is cross-referred to in the supplementary guidance for Edinburgh BioQuarter and the South East Wedge Parkland (referred to in this submission as 'the EBQ SG').
- Policy Emp 2 – Edinburgh BioQuarter supports development within the EBQ provided it accords with the Development Principles referred to above and as further detailed in the SG. It is not clear at this stage how City Plan 2030 will identify sites in the city for major mixed use, urban place making, however, as outlined in response to Choice 12 above, the EBQ partners contend that the EBQ should be included within an appropriate allocation to allow mixed use place making at the EBQ to be delivered. The allocation should be capable of delivering on the ambition for the EBQ as articulated in the Policy and Sustainability Committee approval for the site in February 2020, which sought "the creation of a high-quality, large-scale sustainable development in the city, with zero net carbon ambitions" and "additional new residential development, including a range of affordable housing" (para. 4.10 of Policy and Sustainability Committee Report, 25/2/20). This would have no impact on the core vision for the EBQ in relation to its global life sciences focus. The EBQ continues to be envisaged as an economic growth zone with 3,000 potential new jobs over a ten year period, and a

Customer Ref:

01737

Response Ref:

ANON-KU2U-GPQ5-4

Supporting Info

Name

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Response Type

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On behalf of:

Edinburgh Bioquarter Strategy Board (City of Edinburgh Council, N

further 4,500 jobs delivered over the long term through the higher density, mixed use strategy. This is a key driver for the regeneration of the local communities, place making, attracting investment and attracting sustainable retail and leisure facilities. Map 16 (Areas of Support for Inclusive Growth, Innovation, Universities and Culture) is insufficiently diverse to adequately facilitate the range and mix of uses, which the EBQ partners consider are essential to meet the longer-term ambition for the EBQ. The vision is for EBQ, as recently articulated by the EBQ Partners is “to rapidly grow the site into a vibrant mixed-use neighbourhood of Edinburgh, centred around a world-leading community of healthcare innovators. By developing at scale and at pace together with a private sector partner we will accelerate solutions to global health challenges. BioQuarter will support a community of more than 20,000 as part of Edinburgh’s Health Innovation District.” Private/public partnership will unlock the potential of the EBQ, which needs to be viable for private investment, low risk, flexible and urban. This ambition will be articulated in a new EBQ Masterplan and updated set of Development Principles, which will be included within the EBQ Place Brief. Choice 13 refers to a new policy providing 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” and refers specifically to the EBQ. Whilst policy support for this mix of uses and low carbon objective is welcomed by the EBQ partners, such policy support is currently in place as it relates to the EBQ in respect of the LDP references outlined above. It is essential, therefore, that the new mixed use, urban place making ambition for the EBQ is more accurately reflected in a bespoke allocation within City Plan 2030 and including an updated set of Development Principles based on the new EBQ Masterplan. The EBQ partners will deliver a new Masterplan for the EBQ in parallel with the preparation of the proposed plan for City Plan 2030, which is targeted for the autumn of 2020. That Masterplan will provide the evidence base for an updated set of Development Principles to be included within the EBQ Place Brief, which the City Plan 2030 team has agreed is the appropriate vehicle for the detailed consideration of future planning applications for the EBQ, sitting alongside the adopted City Plan 2030. In summary, therefore, it is the EBQ partners’ objective to address the EBQ within the City Plan 2030 process as follows:

- EBQ allocated as major mixed-use urban place within City Plan 2030 and including Development Principles defining mix of uses, scale and massing, public realm ambition, accessibility aspirations, environmental requirements and low carbon ambition;
- The allocation in City Plan 2030 would be supported by the EBQ Place Brief, which would provide further detail behind the Development Principles and provide key diagrams to illustrate the Principles and to inform future planning applications;
- The EBQ Masterplan will inform the new City Plan 2030 allocation and Development Principles, and the Place Brief, building on the recent Feasibility Study commissioned by the EBQ partners.

It is the intention of the EBQ partners to consult widely on the emerging Masterplan to ensure that it represents an accurate reflection of the ambitions for the EBQ as articulated by all stakeholders and the local community. This consultation will take place in June, and the draft Masterplan will be presented to the City Plan 2030 team for review and comment, and to allow incorporation within the Proposed Plan.

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Choice **14 A**

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

Short Response

Explanation

Choice **14 B**

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

Short Response

Explanation

Choice **14 C**

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

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On behalf of:

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Email

Choice 15 A

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

Short Response

Explanation

Choice 15 B

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

Short Response

Explanation

Choice 15 C

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

Short Response

Explanation

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Email

Choice 15 D

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

Short Response

Explanation

Choice 15 E

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

Short Response

Explanation

Choice 15 G

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

Short Response

Explanation

Customer Ref: 01737 Response Ref: ANON-KU2U-GPQ5-4

Name: Scott Hobbs Planning

Response Type: Agent / Consultant

On behalf of: Edinburgh Bioquarter Strategy Board (City of Edinburgh Council, N

Supporting Info

Email: ps@scotthobbsplanning.com

Choice 16 A1

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

Short Response: Not Answered

Explanation: The EBQ will include offices as part of the mix, in accordance with the current SG. It is the intention to enable general offices to form part of the mix of uses at the EBQ to reinforce the place making objectives, and which would not detract from the core life sciences focus.

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:

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 A4

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

Short Response

Explanation

Choice 16 A5

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

Short Response

Explanation

Choice 16 A5

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

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 16 B

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

Short Response

Explanation

Choice 16 C

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

Short Response

Explanation

Choice 16 E1

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E2

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

Short Response

Explanation

Choice 16 E3

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

Short Response

Explanation

Choice 16 E4

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

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Choice 16 E5

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

Short Response

Explanation

Choice 16 E6

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

Short Response

Explanation

Choice 16 E7

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E8

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

Short Response

Explanation

Choice 16 EX

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

Short Response

Explanation

Choice 16 F

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

Short Response

Explanation

Customer Ref: 01737 Response Ref: ANON-KU2U-GPQ5-4

Supporting Info

Name Scott Hobbs Planning

Email ps@scotthobbsplanning.com

Response Type Agent / Consultant

On behalf of: Edinburgh Bioquarter Strategy Board (City of Edinburgh Council, N

Choice 16 G

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

Short Response Not Answered

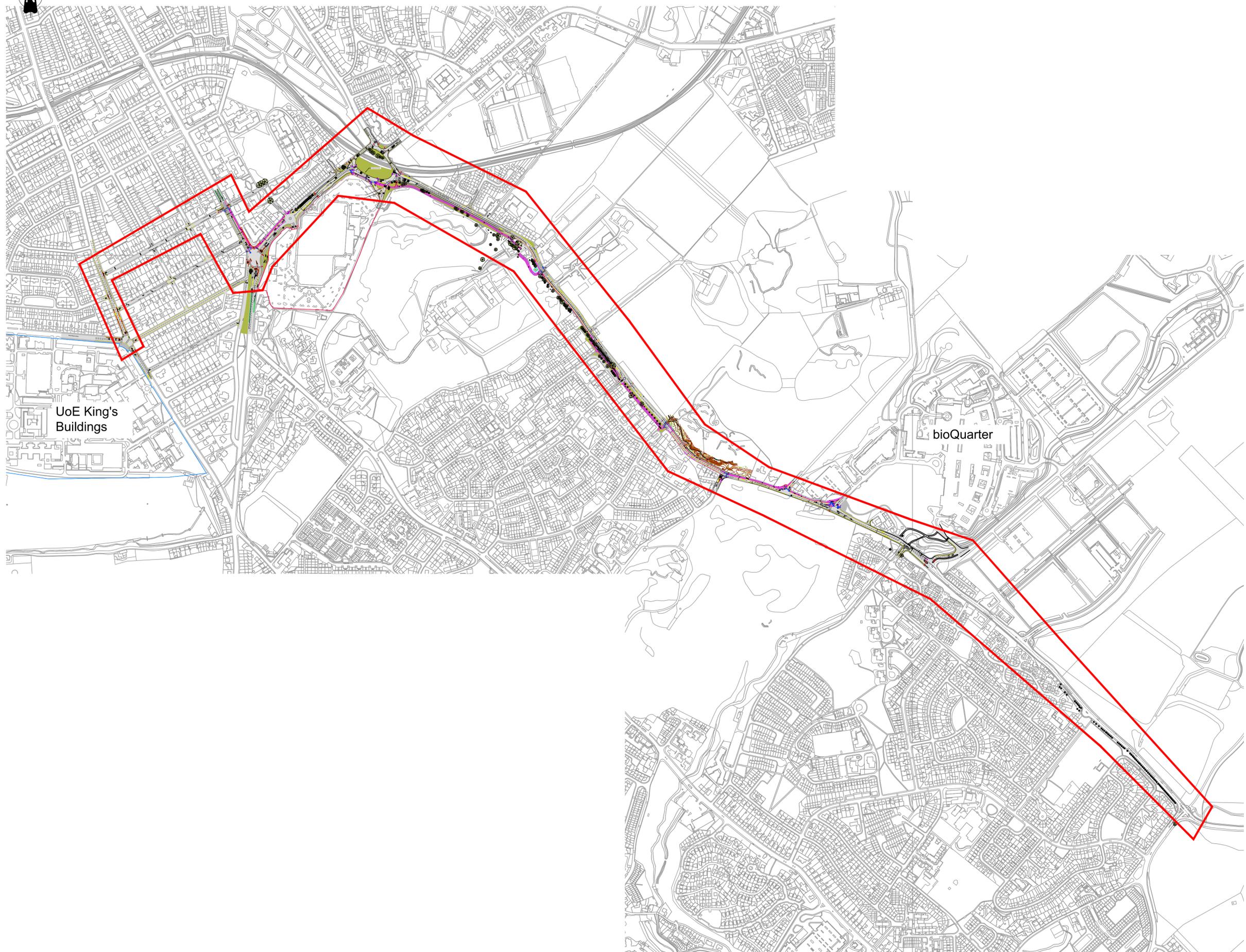
Explanation Not Answered

Choice 16 H

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

Short Response Not Answered

Explanation Not Answered



NOTES

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KEY

 OLD DALKEITH ROAD ACTIVE TRAVEL ROUTE - CORRIDOR TO BE SAFEGUARDED

UoE King's Buildings

bioQuarter

Rev.	Date	Amendment Details	Dr'n	Chk'd	App'd

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Client
EDINBURGH BIOQUARTER PARTNERS - TRANSPORT STRATEGY GROUP

Drawing Status
FOR INFORMATION

Project Title
CAMERON TOLL TO BIOQUARTER ACTIVE TRAVEL ROUTE

Drawing Title
2D LAYOUT DESIGN OVERVIEW

Scale	Designed	Drawn	Checked	Approved
1:5000m	AMcN	AMcN		
Original Size	Date	Date	Date	Date
A1	12.12.19	12.12.19		
Drawing Number	Revision			
120930-EBQ-SWE-2D-DR-00	0			