

Customer Ref:

01704

Response Ref:

ANON-KU2U-GWQS-9

Supporting Info

Name

Colin Lavety

Email

colin.lavety@bartonwillmore.co.uk

Response Type

Agent / Consultant

On behalf of:

Hallam Land Management

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

Not Answered

Explanation

Choice

1 B

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

Short Response

Not Answered

Explanation

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On behalf of:

Supporting Info
Email

Choice 1 C

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

Short Response

Explanation

Choice 1 D

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

Short Response

Explanation

Choice 1 E

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

Short Response

Explanation

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On behalf of:

Supporting Info

Email

Choice 1 F

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

Short Response

Explanation

Choice 1 F

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

Short Response

Explanation

Choice 1 G

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

Short Response

Explanation

Customer Ref: Response Ref:

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Response Type

On behalf of:

Supporting Info

Email

Choice **1 H**

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

Short Response

Explanation

Choice **2 A**

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

Short Response

Explanation

Choice **2 B**

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

Short Response

Explanation

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On behalf of:

Supporting Info

Email

Choice **2 C**

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

Short Response

Explanation

Choice **2 D**

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

Short Response

Explanation

Choice **3 A**

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

Short Response

Explanation

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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

Choice **4 B**

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

Short Response

Explanation

Choice **5 A**

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

Short Response

Explanation

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On behalf of:

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Choice **5 B**

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

Short Response

Explanation

Choice **5 C**

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

Short Response

Explanation

Choice **5 D1**

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

Short Response

Explanation

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On behalf of:

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Choice 5 D2

We want to use cumulative contribution zones to determine infrastructure actions, costs and delivery mechanisms. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 5 E

We want to stop using supplementary guidance and set out guidance for developer contributions within the plan, Action Programme and in non-statutory guidance. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 6 A

We want to create a new policy that assesses development against its ability to meet our targets for public transport usage and walking and cycling. These targets will vary according to the current or planned public transport services and high-quality active travel routes. Do you agree with this? - Yes / No

Short Response

Explanation

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Email

Choice **6 B**

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

Short Response

Explanation

Choice **7 A**

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

Short Response

Explanation

Choice **7 B**

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

Short Response

Explanation

Customer Ref: Response Ref:

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Response Type

On behalf of:

Supporting Info

Email

Choice **7 C**

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

Short Response

Explanation

Choice **7 D**

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

Short Response

Explanation

Choice **8 A**

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

Short Response

Explanation

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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: Response Ref:

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Response Type

On behalf of:

Supporting Info

Email

Choice 9 A

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

Short Response

Explanation

Choice 9 B

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

Short Response

Explanation

Choice 10 A

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **10 B**

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

Short Response

Explanation

Choice **10 C**

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

Short Response

Explanation

Choice **11 A**

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

Short Response

Explanation
Whilst we agree with a minimum of 25% affordable housing being delivered through housing developments in Edinburgh in accordance with Scottish Planning Policy ('SPP'), the proposed increase to 35% would not be in the best interests of some of the larger housing sites across Edinburgh. We therefore object to a mandatory blanket increase in affordable housing from 25% to 35%. In this regard, increased affordable housing requirements should not act as a barrier to private developers bringing land forward for development which could make significant contributions to housing completions in Edinburgh. There is scope for CEC to work in partnership with the development industry to secure unique and innovative solutions to affordable housing delivery.

Customer Ref: 01704 Response Ref: ANON-KU2U-GWQS-9
Name: Colin Lavety
Response Type: Agent / Consultant
On behalf of: Hallam Land Management

Supporting Info:
Email: colin.lavety@bartonwillmore.co.uk

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: No

Explanation We object to the inclusion of mandatory housing mixes being prescribed within City Plan 2030, such as requirements to include a proportion of family housing and support for the private rented sector etc. This does not necessarily support Option 2 for the market lead delivery of greenfield sites. Instead, we recommend that CEC adopt a flexible 'case by case' approach to the delivery of affordable housing, including family housing, where site specific requirements and other characteristics could dictate the suitable housing mix on a site. It is considered that this approach would support the best interests of the market and viability whilst also providing suitable flexibility for future occupiers – ultimately resulting in an overall increase in the delivery of affordable housing on the ground.

Customer Ref: 01704 Response Ref: ANON-KU2U-GWQS-9
Name: Colin Lavety
Response Type: Agent / Consultant
On behalf of: Hallam Land Management

Supporting Info:
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Choice 12 A

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

Short Response: Option 2 (Market/

Explanation

Our comments relate to land at Burdiehouse Road which is controlled by Hallam. The site is identified within a parcel of sites nominated as 'Area 1 - South East Edinburgh'. There are various housing options within Choices for City Plan ranging from approaches concentrating on solely urban development to solely green belt release. We understand that CEC's preferred approach in addressing housing land requirements within City Plan 2030 is to pursue Housing Option 1 (Urban Area) – where housing development would be concentrated within the urban area, potentially via compulsory purchase opportunities. We object to the implementation of Housing Option 1 within Choices for City Plan 2030 as it would: • Avoid exploring legitimate opportunities for green belt release; • Put extra pressure on CEC and the housebuilding industry to deliver housing within constrained brownfield sites; • Fail to meet requisite housing need and demand; and • Would ignore opportunities for phased release of suitable and sustainable greenfield sites. This approach would ultimately risk a housing shortfall within Edinburgh within the Plan period. It would also result in complicated compulsory purchase requirements which CEC already accept are likely to be difficult, costly and timely to implement, further delaying potential housing delivery. Housing Option 2 (Greenfield Release) considers that a market led approach to housing delivery in Edinburgh, including opportunities for green belt release, is critical to deliver the requisite housing sought by City Plan 2030 and to provides suitable flexibility in the market the housing types that would come forward within the Plan period. We therefore support Housing Option 2 within Choices for City Plan 2030. Housing Option 3 (Blended Approach) also identified green belt release for the site (and Edinburgh's south east green wedge) to address potential housing delivery within the city. Again, we support Housing Option 3 in this regard.

Additionally, and most critically, we note that both Housing Options 2 (Greenfield Release) and 3 (Blended Approach) identify that the site would be allocated for housing within City Plan 2030. We fully support the potential allocation of the site for housing within City Plan 2030 both options. Accordingly, we respectfully request that CEC pursue Housing Option 2 (Greenfield Release) for housing delivery within the city. We support the site's potential allocation for housing within Housing Option 2 (greenfield Release) and Housing Option 3 (Blended Approach) and its potential release from the green belt, alongside the other sites within CEC's south east green wedge, within both options. In this regard, allocation of the site for housing would offer CEC an opportunity to secure contributions towards infrastructure provision, including contributions towards 6 primary schools and 2 secondary schools in South East Edinburgh as identified within Choices for City Plan 2030. The allocation of the site would also allow CEC to secure an extension to the urban boundary of Edinburgh, in an appropriate, sustainable location, strengthening the settlement edge and the City's boundary along the A720 city bypass. It is for these reasons that we believe that Option 2 - delivery through market housing by releasing greenfield land - is the most suitable option to address housing delivery and we respectfully request that CEC proceed with this option. We also respectfully request that the site at Burdiehouse is included as a housing allocation within City Plan 2030. With regards to housing land supply, we object to the preferred approach CEC have taken towards housing land supply, by limiting the development of greenfield sites under Option 1 (Urban Area). We believe that such an approach is overly conservative and lacks the degree of flexibility needed to accommodate wider aspirations within the Choices for City Plan 2030 Spatial Strategy to deliver affordable, varied housing stock in sustainable

Customer Ref: 01704 Response Ref: ANON-KU2U-GWQS-9

Supporting Info

Name Colin Lavety

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Response Type Agent / Consultant

On behalf of: Hallam Land Management

locations to accommodate the needs of Edinburgh's growing population. CEC should avoid over-dependence on piecemeal, complicated brownfield sites for the delivery of new homes. This dependence, without considering the release of additional green belt sites (such as the site) could risk delivery of effective housing land supply within CEC. The ability to provide up to 27,900 homes during the plan period under Housing Option 2 provides such flexibility and should be supported. However, the limited approach under Option 1 is identified to deliver only 17,600 homes, which could fall well short of housing delivery targets within the Plan period. Accordingly, we believe that it is in the interests of CEC to prepare for longer-term future growth that is expected to come forward in the industry in Edinburgh and proceed with Housing Option 2 (Green Belt Release).

Choice 12 B1

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

Short Response Not Answered

Explanation

Choice 12 B2

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

Short Response Not Answered

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

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Email

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

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

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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

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

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

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

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On behalf of: Hallam Land Management

Supporting Info:
Email: colin.lavety@bartonwillmore.co.uk

Choice 12 BX

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

Short Response: Not Answered

Explanation

Our site is identified within a parcel of sites nominated as 'Area 1 - South East Edinburgh' within Map 10 of the Choices for City Plan 2030 within Burdiehouse.

The preferred spatial strategy for Area 1 (including the site) seeks to release the site from the green belt and to allocate it for housing. Accordingly, the spatial strategy identified within Map 10 is fully supported by Hallam. It is considered that the site's allocation for housing would help contribute to the delivery of a large number of units across Edinburgh as well as helping contribute to a new strengthened settlement edge along the A720 - with suitable planting and green network opportunities reinforcing this amended green belt edge (in line with the City Plan 2030 spatial objectives for Area 1 - South East Edinburgh). Whilst Choices for City Plan 2030 express concerns over the level of planning permissions issued versus housing completions through the market led development associated with Housing Option 2, it is clear this site forms part of a larger development in the south east wedge. Specifically, the last of four phases associated with the Burdiehouse development which has a committed developer where there would be a strong drive to complete the development within the Plan period. A Cycleway Footpath Safeguard is proposed to the north eastern edge of the site. The future allocation and proposed development of the site for housing would not compromise such accessibility objectives. Rather, its presence supports the site's sustainability credentials and increases potential access to sustainable forms of travel and the wider cycle network. Accordingly, given the need for variation to CEC's proposed development strategy, and the release of this green belt site for housing, the site would be perfectly positioned to benefit from such a revised strategy by pursuing the spatial strategy of green belt release and potential housing within the south east of Edinburgh (and in particular the site) as advocated by Map 10 above. This is further strengthened by the site's location on the edge of Edinburgh and this offers CEC an ideal opportunity to secure development on an accessible, effective site which can be integrated with the existing settlement and brought forward without any significant barriers to development.

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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 C

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

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 12 D

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

Short Response

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

Explanation

Choice 14 A

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

Short Response

Explanation

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Choice **14 B**

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

Short Response

Explanation

Choice **14 C**

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

Short Response

Explanation

Choice **15 A**

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

Short Response

Explanation

Customer Ref: Response Ref:

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On behalf of:

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Choice 15 B

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

Short Response

Explanation

Choice 15 C

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

Short Response

Explanation

Choice 15 D

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

Short Response

Explanation

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Supporting Info

Email

Choice 15 E

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

Short Response

Explanation

Choice 15 G

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

Short Response

Explanation

Choice 16 A1

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

Short Response

Explanation

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Choice **16 A2**

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

Short Response

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

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

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ANON-KU2U-GWQS-9

Supporting Info

Name

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Email

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Response Type

Agent / Consultant

On behalf of:

Hallam Land Management

Choice 16 A5

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

Short Response

Not Answered

Explanation

Not Answered

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

Not Answered

Explanation

Not Answered

Customer Ref: Response Ref:

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On behalf of:

Supporting Info

Email

Choice 16 C

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

Short Response

Explanation

Choice 16 E1

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

Short Response

Explanation

Choice 16 E2

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

Short Response

Explanation

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Response Type
On behalf of:

Supporting Info
Email

Choice 16 E3

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

Short Response

Explanation

Choice 16 E4

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

Short Response

Explanation

Choice 16 E5

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

Short Response

Explanation

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Response Type

On behalf of:

Supporting Info

Email

Choice 16 E6

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

Short Response

Explanation

Choice 16 E7

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

Short Response

Explanation

Choice 16 E8

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

Short Response

Explanation

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Response Type

On behalf of:

Supporting Info

Email

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

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

Customer Ref: 01704 Response Ref: ANON-KU2U-GWQS-9

Name: Colin Lavety

Response Type: Agent / Consultant

On behalf of: Hallam Land Management

Supporting Info:

Email: colin.lavety@bartonwillmore.co.uk

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

Representation to the City of Edinburgh Council 'City Plan 2030' Proposed Plan

Land at Burdiehouse Road, Edinburgh

Prepared on behalf of Hallam Land Management Ltd

April 2020

Representation to the City of Edinburgh Council 'City Plan 2030' Proposed Plan

Land at Burdiehouse Road, Edinburgh

Prepared on behalf of Hallam Land Management Ltd

Project Ref:	31555/3	31555/3
Status:	Draft	Issue
Issue/Rev:	1	2
Date:	19 March 2020	9 April 2020
Prepared by:	PJ	PJ
Checked by:	SI/CL	CL
Authorised by:	CL	CL

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Ref: 31555/3
Date: April 2020

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APPENDICES

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1.0 INTRODUCTION

- 1.1 This representation has been prepared by Barton Willmore on behalf of Hallam Land Management Ltd ('Hallam') in relation to land at Burdiehouse Road, Edinburgh ('the site') – refer to Appendix A. It provides a response to City of Edinburgh Council's ('CEC') Choices for City Plan 2030 - effectively CEC's Local Development Plan Main Issues Report ('MIR') - which is currently being consulted upon.
- 1.2 It has been prepared to respond specifically to City Plan 2030 '*Choice 11 - Delivering more affordable homes*' and '*Choice 12 - Building our new homes and infrastructure*' which are of most relevance to Hallam.
- 1.3 In this regard, this representation **supports** the allocation of the site for housing, and the consequential removal of the site from the green belt within the Choices for City Plan 2030 Housing Option 2 (Greenfield Release) and Option 3 (Blended Approach).
- 1.4 Hallam also **object** to CEC taking forward their preferred approach for housing delivery under Housing Option 1 (Urban Area) which seeks to deliver new housing development within the urban area, where the site is effectively retained as green belt.
- 1.5 **For the reasons contained within this representation, we respectfully request that Housing Option 2 is taken forward to deliver new housing within Edinburgh and also that the site is included as a housing allocation within City Plan 2030 as identified within Map 10: Area 1 – South East Edinburgh.**
- 1.6 Accordingly, the remainder of this representation provides further details on the site; the merits of proceeding with Housing Option 2; the constraints associated with Housing Option 1; and the benefits of bringing the site forward for housing development within City Plan 2030.
- 1.7 This representation should also be considered alongside the following accompanying supporting information:
- Site Location Plan (Appendix A);
 - Indicative Site Layout - Option 1 (Appendix B); and
 - Indicative Site Layout - Option 2 (Appendix C).

2.0 BACKGROUND CONTEXT

The Site

- 2.1 The site comprises a 6 hectare parcel of land located to the south of Burdiehouse on the south eastern urban edge of Edinburgh. It is located to the north of Lang Loan and comprises a former agricultural field. It lies adjacent to two allocated housing sites in Burdiehouse within the adopted Local Development Plan ('LDP') which have been developed as part of earlier phases of the Burdiehouse housing project. These sites were promoted successfully by Hallam and delivered by Hallam's development partners.
- 2.2 This includes Housing Site HSG 22 (directly adjacent to the north of the site) and Housing Site HSG 39 (400m to the north east of the site). Further progress on these sites has been made recently, with Burdiehouse Phase 3 achieving 'Minded to Grant' approval and the site being sold to Barratt / David Wilson Homes for delivery.
- 2.3 Future development of the site therefore represents the final phase of a multi-phase development within Burdiehouse extending on from these two allocated sites. The site benefits from a sustainable location, being within 300m of bus stops on Burdiehouse Road and 600m from Straiton Retail Park (Midlothian).

Indicative Site Layout

- 2.4 Due to the presence of overhead lines across part of the site, two Indicative Site Layout Options (refer to Appendices B and C) have been prepared to demonstrate the capacity of the site, which is considered to be between 150 and 223 units, depending on the housing type, mix and density) and whether the stand-off from the overhead powerlines need to be respected.
- 2.5 Option 1 (c.150 units) is based on retaining the existing overhead powerlines running through the site, and Option 2 (c.225 units) is based on the overhead powerlines going underground. Both options outline how the future design and layout of the site can respond to characteristics of the immediate area and integrate with adjacent development. It also shows indicative development blocks outlining how the site could potentially be accommodated to allow for the creation of a varied, attractive housing layout that incorporates a suitable landscaped setting, whilst also maintaining the residential amenity of surrounding occupiers.
- 2.6 The Indicative Site Layout Options also include details of potential opportunities to link the site to the adjacent Cycle and Footpath Network and the primary vehicular access. It also sets out initial design principles that could then be translated into a detailed design that would accord with CEC's LDP design policies and CEC's Edinburgh Design Guidance.

- 2.7 Moreover, Hallam are committed to preparing detailed technical studies and design considerations to ensure that any constraints are fully addressed - allowing for the development of the site for housing in the short term, to build on the momentum gathered from the development of the adjacent sites (as detailed in paragraph 2.1 above).
- 2.8 Specific documentation that could be provided includes studies on landscape (Landscape and Visual Appraisal), transport (transport statement), noise (Noise Impact Assessment), flooding (Flood Risk Assessment) and ecology (Preliminary Ecological Appraisal). Additionally, any future design solution would also provide structure planting that creates a strong boundary to the final phase of this development and afford protection to the adjacent housing development.

3.0 RESPONSE TO CHOICES FOR CITY PLAN 2030

- 3.1 The following provides a response to the relevant questions within the Choices for City Plan 2030.

Affordable Housing and Mix

Choice 11A. We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. Do you agree with this approach?

- 3.2 Whilst we agree with a minimum of 25% affordable housing being delivered through housing developments in Edinburgh in accordance with Scottish Planning Policy ('SPP'), the proposed increase to 35% would not be in the best interests of some of the larger housing sites across Edinburgh. We therefore **object** to a mandatory blanket increase in affordable housing from 25% to 35%.
- 3.3 In this regard, increased affordable housing requirements should not act as a barrier to private developers bringing land forward for development which could make significant contributions to housing completions in Edinburgh. There is scope for CEC to work in partnership with the development industry to secure unique and innovative solutions to affordable housing delivery.

Mixed Housing Tenure

Choice 11B. 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?

- 3.4 This representation **objects** to the inclusion of mandatory housing mixes being prescribed within City Plan 2030, such as requirements to include a proportion of family housing and support for the private rented sector etc. This does not necessarily support Option 2 for the market lead delivery of greenfield sites.
- 3.5 Instead, we recommend that CEC adopt a flexible 'case by case' approach to the delivery of affordable housing, including family housing, where site specific requirements and other characteristics could dictate the suitable housing mix on a site. It is considered that this approach would support the best interests of the market and viability whilst also providing suitable flexibility for future occupiers – ultimately resulting in an overall increase in the delivery of affordable housing on the ground.

Housing Options

Choice 12 - Building our new homes and infrastructure

12A. Which option do you support? e.g. urban, greenfield or blended

- 3.6 The site is identified within a parcel of sites nominated as 'Area 1 - South East Edinburgh'. There are various housing options within Choices for City Plan ranging from approaches concentrating on solely urban development to solely green belt release.
- 3.7 We understand that CEC's preferred approach in addressing housing land requirements within City Plan 2030 is to pursue Housing Option 1 (Urban Area) – where housing development would be concentrated within the urban area, potentially via compulsory purchase opportunities.
- 3.8 This representation **objects** to the implementation of Housing Option 1 within Choices for City Plan 2030 as it would:
- Avoid exploring legitimate opportunities for green belt release;
 - Put extra pressure on CEC and the housebuilding industry to deliver housing within constrained brownfield sites;
 - Fail to meet requisite housing need and demand; and
 - Would ignore opportunities for phased release of suitable and sustainable greenfield sites.
- 3.9 This approach would ultimately risk a housing shortfall within Edinburgh within the Plan period. It would also result in complicated compulsory purchase requirements which CEC already accept are likely to be difficult, costly and timely to implement, further delaying potential housing delivery.
- 3.10 Housing Option 2 (Greenfield Release) considers that a market led approach to housing delivery in Edinburgh, including opportunities for green belt release, is critical to deliver the requisite housing sought by City Plan 2030 and to provides suitable flexibility in the market the housing types that would come forward within the Plan period. We therefore **support** Housing Option 2 within Choices for City Plan 2030.
- 3.11 Housing Option 3 (Blended Approach) also identified green belt release for the site (and Edinburgh's south east green wedge) to address potential housing delivery within the city. Again, we **support** Housing Option 3 in this regard.
- 3.12 Additionally, and most critically, we note that both Housing Options 2 (Greenfield Release) and 3 (Blended Approach) identify that the site would be allocated for housing within City Plan

2030. We **fully support** the potential allocation of the site for housing within City Plan 2030 both options.

Conclusion

- 3.13 Accordingly, we respectfully request that CEC pursue Housing Option 2 (Greenfield Release) for housing delivery within the city. We **support** the site's potential allocation for housing within Housing Option 2 (greenfield Release) and Housing Option 3 (Blended Approach) and its potential release from the green belt, alongside the other sites within CEC's south east green wedge, within both options.
- 3.14 In this regard, allocation of the site for housing would offer CEC an opportunity to secure contributions towards infrastructure provision, including contributions towards 6 primary schools and 2 secondary schools in South East Edinburgh as identified within Choices for City Plan 2030. The allocation of the site would also allow CEC to secure an extension to the urban boundary of Edinburgh, in an appropriate, sustainable location, strengthening the settlement edge and the City's boundary along the A720 city bypass.
- 3.15 **It is for these reasons that we believe that Option 2 - delivery through market housing by releasing greenfield land - is the most suitable option to address housing delivery and we respectfully request that CEC proceed with this option. We also respectfully request that the site is included as a housing allocation within City Plan 2030.**

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

Support for Potential Development of 'Greenfield Areas'

Spatial Strategy

Potential Site Allocation within City Plan 2030

- 3.16 The site is identified within a parcel of sites nominated as 'Area 1 - South East Edinburgh' within Map 10 of the Choices for City Plan 2030 within Burdiehouse.
- 3.17 The preferred spatial strategy for Area 1 (including the site) seeks to release the site from the green belt and to allocate it for housing. Accordingly, the spatial strategy identified within Map 10 is fully **supported** by Hallam.
- 3.18 It is considered that the site's allocation for housing would help contribute to the delivery of a large number of units across Edinburgh as well as helping contribute to a new strengthened settlement edge along the A720 - with suitable planting and green network opportunities

reinforcing this amended green belt edge (in line with the City Plan 2030 spatial objectives for Area 1 - South East Edinburgh). Whilst Choices for City Plan 2030 express concerns over the level of planning permissions issued versus housing completions through the market led development associated with Housing Option 2, it is clear this site forms part of a larger development in the south east wedge. Specifically, the last of four phases associated with the Burdiehouse development which has a committed developer where there would be a strong drive to complete the development within the Plan period.

- 3.19 A Cycleway Footpath Safeguard is proposed to the north eastern edge of the site. The future allocation and proposed development of the site for housing would not compromise such accessibility objectives. Rather, its presence supports the site's sustainability credentials and increases potential access to sustainable forms of travel and the wider cycle network.
- 3.20 Accordingly, given the need for variation to CEC's proposed development strategy, and the release of this green belt site for housing, the site would be perfectly positioned to benefit from such a revised strategy by pursuing the spatial strategy of green belt release and potential housing within the south east of Edinburgh (and in particular the site) as advocated by Map 10 above. This is further strengthened by the site's location on the edge of Edinburgh and this offers CEC an ideal opportunity to secure development on an accessible, effective site which can be integrated with the existing settlement and brought forward without any significant barriers to development.

Spatial Strategy & Housing Land Supply

- 3.21 Overall, we **object** to the preferred approach CEC have taken towards housing land supply, by limiting the development of greenfield sites under Option 1 (Urban Area). We believe that such an approach is overly conservative and lacks the degree of flexibility needed to accommodate wider aspirations within the Choices for City Plan 2030 Spatial Strategy to deliver affordable, varied housing stock in sustainable locations to accommodate the needs of Edinburgh's growing population.
- 3.22 CEC should avoid over-dependence on piecemeal, complicated brownfield sites for the delivery of new homes. This dependence, without considering the release of additional green belt sites (such as the site) could risk delivery of effective housing land supply within CEC.
- 3.23 The ability to provide up to 27,900 homes during the plan period under Housing Option 2 provides such flexibility and should be supported. However, the limited approach under Option 1 is identified to deliver only 17,600 homes, which could fall well short of housing delivery targets within the Plan period. Accordingly, we believe that it is in the interests of CEC to prepare for longer-term future growth that is expected to come forward in the industry in Edinburgh and proceed with Housing Option 2 (Green Belt Release).

Role of Existing Green Belt – Edinburgh’s South East Wedge

- 3.24 The green belt within Edinburgh’s south east green wedge has been greatly diminished with various housing development in recent years. This is specifically why CEC have considered two strategic housing options that allow for its release from the green belt - to address the chronic housing shortage within Edinburgh. It is therefore accepted within various housing options - and the spatial strategy identified within Map 10 Area 1: South East Edinburgh above that restrictive and robust green belt edges could be diminished to accommodate housing proposals.
- 3.25 This option is fully supported, as any future development of the site (refer to Appendix B) would allow for the retention of green network opportunities along the southern and western parts of the site boundaries. These measures, when combined with other green infrastructure interventions such as landscape mounds to mitigate noise impact, could be applied to fully integrate the proposed development of the site for housing and we **fully support** CEC’s aspirations to deliver housing development within the site and the South East of Edinburgh.

4.0 TECHNICAL CONSIDERATIONS

'Choice 12C. Do you have any greenfield site you wish us to consider in the Proposed Plan?'

Recommended Greenfield Site

Introduction

- 4.1 Hallam support the allocation of land at Burdiehouse Road, Edinburgh for housing within City Plan 2030 – as shown within Map 10 – Area 1 South East Edinburgh of the Choices for City Plan 2030.
- 4.2 The following demonstrates that strategic policy objectives within Choices for City Plan 2030 would be met through the site's allocation for housing and that the site is suitable for housing development. It considers a range of technical considerations that could influence the suitability of the site for housing development including:
- Landscape and visual impact;
 - Infrastructure safeguarding;
 - Noise impact, green network;
 - Sustainability;
 - Flood risk; and
 - Effectiveness.
- 4.3 The design team has prioritised the production of work to consider these matters and Hallam are committed to preparing relevant technical assessments, as required, to demonstrate the site's effectiveness and guide the form and detail of the future design and layout within the site.
- 4.4 This work will demonstrate that none of the issues are insurmountable and that they would not prevent development of the site for housing within the short term. **Accordingly, there are no known physical or technical constraints that would prevent or inhibit the site from being developed for residential use in the short-term.**

Sustainability

- 4.1 The site is well situated in terms of transportation access with Burdiehouse Village bus stops within 300m walking distance with a range of bus routes including an express bus to Edinburgh City Centre. The site has the potential to be served by a new rapid bus transit, tram and cycle route to enhance the existing public transport corridor and bus link. CEC has a vision for South

East Edinburgh to be a sustainable mixed-use neighbourhood that combines residential, employment commercial and community uses which are easily accessible by public transport.

- 4.2 A greenfield site assessment was completed by CEC for the land east of Burdiehouse Road and there are no identified areas of flood risk within SEPAs flood risk maps. It is recognised that there would be some impact on the green network, however this is only considered partial given the chance to deliver green network enhancements.
- 4.3 Whilst it scored poorly for public transportation it is identified that the site has scope for public transport, particularly given the nearby bus connections and nearby active travel links. In this regard, Burdiehouse Phases 1 and 2 have a reserved bus route through a central spine road and although these works aren't implemented yet, the wider development will be more permeable and accessible in the future.

Infrastructure

- 4.4 It is acknowledged that there are existing overhead high voltage power lines within the south and western parts of the site. It is understood that suitable safeguards would be required from these areas to preserve any future residential amenity. However, these could be as low as 10m, therefore, a conservative 30m buffer to the existing power lines has been included within the Indicative Site Layout (Option 1) which would avoid potential impacts and allow for the development within the north-eastern part of the site and central parts of the remaining parts of the site only.
- 4.5 As such, the proposed development areas as identified within the Indicative Site Layout would not conflict with any potential safeguarding requirements associated with the aforementioned high voltages electricity cables.
- 4.6 Moreover, CEC's City Plan 2030 Housing Study - Part 2b (p.74) suggests that: *'A strategy for moving or undergrounding the overhead power lines should be investigated to improve the development potential in the south east of the city'*. If such a strategic approach to powerline undergrounding takes place within South East Edinburgh, then the full 6ha site area could potentially be developed for housing. Accordingly, Hallam have prepared a second Indicative Site Layout - Option 2 (Appendix C) which identifies a housing capacity of c.225 units, should the above scenario be implemented. Further investigation of this matter will be able to confirm the specific housing number that could be provided via this option.

Landscape and Visual Impact

- 4.7 CEC's assessment of the site within the City Plan 2030 Housing Study (Part 2B page 74) outlines that there is scope for future development within the part of the site. CEC's summary comments of the site's suitability for housing (p.74) goes on to state that:

'The site is considered suitable for development, despite the effect on the rural edge of the city as seen from the City of Edinburgh Bypass and the nearby Drum Estate. The rural edge is already greatly diminished by recent development visible over the ridge in this area as well as other sites nearby with scope for development and there is opportunity to establish a new edge at the City of Edinburgh Bypass. This should be considered as part of a wider group of sites in the south east particularly the adjacent South of Lang Loan site and the other Drum sites'.

- 4.8 We agree that the site has scope for future development and that the site's contribution to the South East Green Wedge is greatly diminished. As such Hallam are committed to preparing a Landscape and Visual Appraisal that will seek to demonstrate that the site can be designed to respond to, and enhance, the existing landscape character within this areas and, in effect, that future housing development would create the new robust settlement edge to the city that is sought by CEC within this location.

Access & Transportation

- 4.9 There are multiple options to provide vehicular access to the site including direct access via Lang Loan or by providing access to the site via the existing access (currently under construction) linking Lang Loan to earlier phases of the Burdiehouse development. The Indicative Site Layouts identify a new spur via the Phase 3 access road as the preferred solution and there is a commitment from Hallam to prepare detailed transport engineering layouts to confirm visibility splays and radii requirements etc as part of any future detailed design. This outcome would ensure that safe, efficient vehicular manoeuvrability could be provided to/from the site.
- 4.10 Moreover, the nature of the surrounding road network is considered sufficient to accommodate the likely traffic demands associated with the proposed development. As a result, it is considered that the site and proposals would accord with CEC's transportation priorities and policy requirements. As part of any future proposal, a review of junction capacity analysis would also be undertaken to ensure safety and efficiency of the network is not compromised, with mitigation identified, if necessary.

Site Layout & Design

- 4.11 Two Indicative Site Layout Options (refer to Appendices B and C) demonstrate that the layout, as presented, responds to the site characterises and potential constraints to demonstrate the suitability of housing within this location.
- 4.12 Specifically, the Indicative Layouts:

- Reflect design principles that create a confined development boundary within the north-eastern corner of the site and central parts of the remainder of the site to allow for expansive landscape and open space areas within the remainder of the site (Option 1);
- However, should the overhead lines be 'undergrounded' this opens up more of the site for development (Option 2);
- Provides structure planting along key site boundaries to enclose the proposed housing development and to provide a robust landscaped boundary to the settlement edge;
- Retains existing landscape features including hedgerows to enhance the site's biodiversity value;
- Contains a network of linked greenspaces allowing for connectivity to the adjacent Cycle and Footpath Network to the north east and continuity of the green network within this location;
- Proposes an option for medium density housing which could integrate effectively with surrounding built form and minimise potential landscape and visual impact;
- Includes larger, higher density flatted blocks – to reflect the character of the earlier approved Burdiehouse phase to the north-east (currently under construction) which includes 4-storey flats adjacent to the site; and
- Provide two options which provide flexibility for the final solution which is chosen with regards to the overhead lines – Option 1 shows a layout that configures the housing to respect the standoff safeguarding distances to the existing high voltage electricity pylons within the southern and western part – allowing for future development alongside green space enhancements. Option 2, based on an 'undergrounding', has medium density housing backing onto the northern boundary, with lower density housing proposed toward the centre of the Site, alongside the Green Corridor.

4.13 Based on the above, it is considered that the Indicative Site Layouts show that a positive, sensitively designed residential environment can be provided within the site. The potential density is such that the resultant units would provide for a mix of detached and semi-detached homes and flats that would allow for a varied housing mix and tenure.

4.14 Moreover, the Indicative Layout (Option 2), identified a higher density approach to housing delivery within the site based on the undergrounding of the high voltage power lines and pylons within the southern and western parts of the site. This option would allow for increased developable area, increasing housing capacity to c.225 units should undergrounding take place. Importantly, this option would include structure planting along the southern and western boundaries combined with landscaping, green network and open spaces throughout the site to retain the continuity of the green infrastructure within this location.

Effectiveness

- 4.1 The site is effective and the opportunities and constraints presented have informed an appropriate design response to the site which can be delivered in phases, as required, within Plan period.
- 4.2 The site is available for development, and construction could therefore commence comfortably within the short term. Crucially, the site benefits from being the potential final phase (Phase 4) of the Burdiehouse housing project which could allow for development to be continued from the earlier (and adjacent) Burdiehouse phase to this phase without any significant constraints.

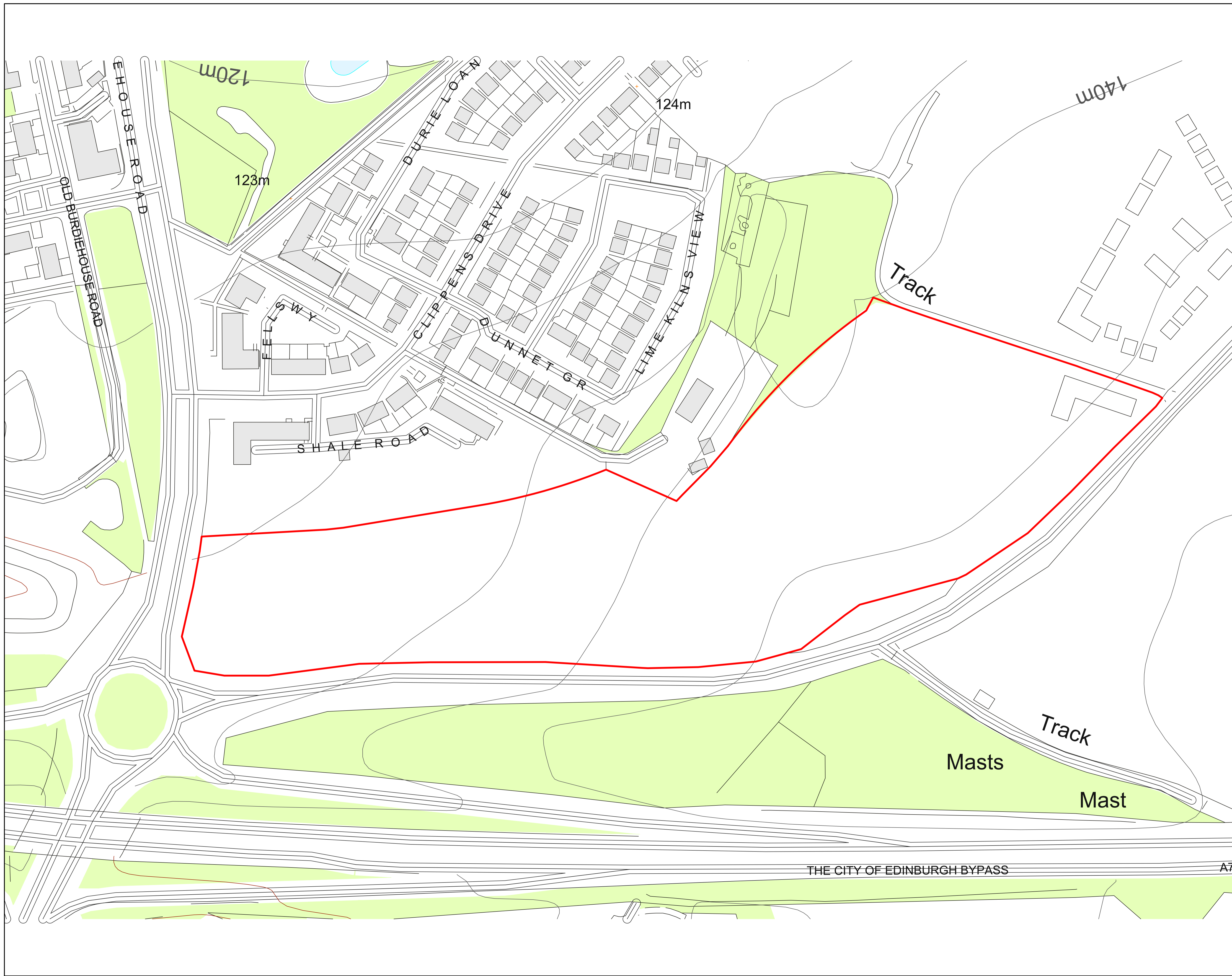
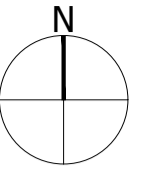
5.0 CONCLUSION

- 5.1 This representation demonstrates that the site lies within a sustainable location and is suitable for housing delivery within the Plan period. This is backed up by CEC's consideration of the site – which identified it as one of a series of potential housing allocations within Housing Options 2 (Greenfield Release) and Housing Option Options 3 (Blended Approach) to address the required housing land supply within City Plan 2030.
- 5.2 The site is effective, and Hallam is fully committed to progressing with the development of the site within the Plan period.
- 5.3 Critically, within the context of the proposed City Plan 2030, educational provision relating to the site has been considered and any future development of the site would include contributions towards the provision of new schools, transport and other infrastructure required to support future development of the site. Increased housing delivery within the site could also take place - via strategic options to introduce larger developable areas within the southern and western parts of the site - should strategic aspirations to underground the existing high voltage power cables within South East Edinburgh be undertaken.
- 5.4 Moreover, a programme of phasing agreed with CEC could coincide with other infrastructure improvements in the area to avoid any infrastructure capacity restrictions within the immediate area.
- 5.5 The Indicative Site Layout Options are both of high quality and show the commitment to deliver a residential environment which integrates well with its surroundings. The site is also extremely accessible in terms of sustainable transport linkages. Upgrade works to the road to the west on Lang Loan could also be provided to accommodate an improved vehicular access requisite to the scale of the future development proposed.
- 5.6 **Accordingly, we respectfully request that CEC proceed with Housing Option 2 (Greenfield Release) which allows for the release of the site from the green belt. We also request that green belt release aspirations within Map 10: Area 1 South East Edinburgh are taken forward and that the site is allocated for residential development within City Plan 2030.**
- 5.7 This will provide CEC with an opportunity to secure a high-quality residential extension to the urban area of Burdiehouse, delivering new housing (including affordable housing) and providing Edinburgh with a new, robust urban boundary to the south east.

**APPENDIX A
SITE LOCATION PLAN**

LEGEND

- Site Boundary
- Site Boundary c.6ha



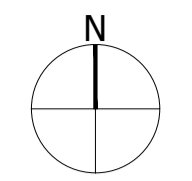
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Drawing Title
Site Location Plan

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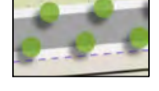

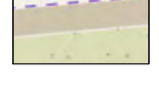
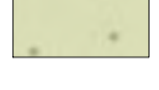

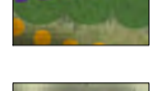



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**APPENDIX B
INDICATIVE SITE LAYOUT – OPTION 1**



LEGEND

-  Site Boundary
-  Development Parcel High Density
-  Development Parcel Medium Density
-  Development Parcel Low Density
-  Access
-  Primary Street
-  Secondary Street
-  Private Drive
-  Open Space
-  SuDS
-  Existing Planting
-  Proposed Planting

Site Boundary c.6ha
 Developable Area c.3ha
 Open Space c.3ha



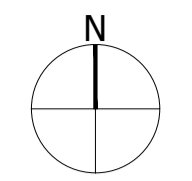
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**Burdiehouse,
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 Drawing Title
**Concept Masterplan
 Option 1**

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Project No 31555	Drawing No 02	Revision C	




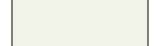

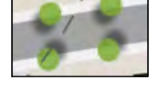
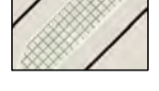
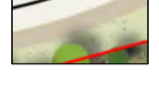
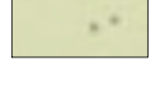
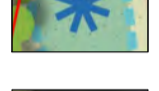
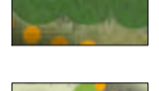



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**APPENDIX C
INDICATIVE SITE LAYOUT - OPTION 2**



LEGEND

-  Site Boundary
-  Development Parcel High Density
-  Development Parcel Medium Density
-  Development Parcel Low Density
-  Access
-  Primary Street
-  Secondary Street
-  Private Drive
-  Open Space
-  SuDS
-  Existing Planting
-  Proposed Planting

Site Boundary c.6ha
 Developable Area c.5ha
 Open Space c.1ha



Project
**Burdiehouse,
 Edinburgh**
 Drawing Title
**Concept Masterplan
 Option 2**

Date 07.04.20	Scale 1:1000 @A1 1:2000 @A3	Drawn by CT	Check by MW
Project No 31555	Drawing No 02	Revision C	

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