

# City Plan 2030 Healthcare Appraisal

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September 2021







## City Plan 2030 Primary Care Initial Assessment of Sites

### 1. Summary:

- 1.1 There is no doubt that the proposed City Plan 2030 will have a significant impact on Primary Care provision which is at capacity in many parts of the city and already struggling to meet additional new population demand.
- 1.2 This high level assessment of sites has not yet had input from the GP community. As independent contractors, it will be necessary to discuss with them the assumptions made in this initial assessment and refine them as required.
- 1.3 The likely actions needed to meet the population demand will include new actions, delivery of some outstanding actions in the current LDP Action Programme and re-consideration of approach in certain areas (including current planned actions).
- 1.4 City Plan has been reviewed by locality, assessing current provision and that proposed from LDP actions. There will be a requirement for a mixture of new GP practices (that is a new GP partnership and premises) as well as re-provision with increased capacity (re-provide existing GP practice(s) in new accommodation with increased capacity). Additionally in the SE Locality, there is merit in considering cross border solutions with the adjacent Health and Social Care Partnership.
- 1.5 Previously actions to address population growth in Edinburgh also included 'small schemes' at some practices, whereby the practice building was modified to increase capacity. Whilst not ruling this out as a possibility, the opportunity to continue with this as a solution to population growth in the city is now all but exhausted, and cannot be relied upon extensively. There remain some practice premises across the city where an 'intermediate scheme' – that is an extension or significant internal refurbishment – may still be an option preferred to a new build.
- 1.6 We continue to welcome any opportunities for consideration of joint developments e.g. through the schools programme and other community developments, whereby opportunities for public sector provision can be optimised.

### 2. North West Locality

Sites	Capacity ( units)	Comments
Strategic West Edinburgh	5,350	Excludes Garden District ( SW)
Brownfield	2,336	

- 2.1 The proposed strategic sites lie to the west of Edinburgh and extend further the development area of west Edinburgh already identified in the current Local Development Plan (LDP).
- 2.2 The current LDP Action Programme identifies a new practice requirement for the west, with capacity for 10,000 patients. This is in progress in a joint development with a new primary school. It is likely that this practice will be able to accommodate some of the population from the new strategic sites in the early stages. However, in due course another new GP practice would be required given that 5,350 units would generate additional population of over 10,000 people.
- 2.3 Although the brownfield sites are dispersed throughout the locality, there are two areas of immediate concern where there are several co-located sites which will create direct impact on existing local practices.
- 2.4 The first of note is the impact of the four sites at Royal Victoria Hospital, Crewe Road South, Orchard Brae Avenue and Orchard Brae giving a collective capacity of 859 units. The population generated from these developments would fall into the catchment areas of the two practices based in Stockbridge Health Centre. Neither of these practices has the capacity to increase within their present accommodation, which is functionally unsuitable for long term provision of health care and unable to be extended.
- 2.5 The second area of concern is the impact of the sites at Eyre Terrace and others around Canonmills, 397 units, which lie in the catchment area of Eyre Medical Practice. Again this practice is at capacity with no ability to extend the footprint of the current building. Even if the practice agreed to increase capacity, new premises would be required to address their accommodation constraints.

### 3. North East Locality

Sites	Capacity ( units)	Comments
Strategic Seafield	800	
Brownfield	5,740	

- 3.1 There are three obvious areas of pressure generated by the proposed development sites in North East. The first of these is the accumulation of population which would be generated from the development of the Seafield strategic site, together with Craigentenny Depot and Sir Harry Lauder Road.
- 3.2 In the current LDP Action Programme, increased population in the area was able to be accommodated by physical enhancement of several local practices. However, the additional population from these further proposed sites, collectively c1300 units, means that practice provision will be insufficient and there is limited scope for increasing physical capacity in existing premises. Therefore it is likely that a new building will be required.
- 3.3 The second area of concern is the accumulation of brownfield sites between Leith Walk and Ferry Road, in Broughton/Pilrig/Bonnington. Although this area is covered by several practice catchments, there is no capacity at any of them to address the collective total (or indeed part) and increased physical capacity will be required. Given the constraints of existing accommodation for all these practices, a more detailed review of GP provision and accommodation should be undertaken. There is no doubt this is an area of significant concern. The opportunity of new accommodation on the CEC development site at Leith Walk (currently the tram depot site) is noted.
- 3.4 Thirdly, the proposed sites at The Wisp, Niddrie and Peffermill add a specific new pressure in this area. In the existing LDP Action Programme, it was identified that one of the local practices would require expansion to mitigate the impact of local developments. To date, the increase has been absorbed through small schemes but going forward a more substantial scheme will become imperative.

### 4. South East Locality

Sites	Capacity ( units)	Comments
Strategic Bioquarter	2,500	
Brownfield	1,698	

- 4.1 The strategic site proposed at Edinburgh Bioquarter would generate sufficient population from the number of units to require a new practice in this area. In tandem with Edinburgh developments, additional new build pressure in Midlothian around the adjacent Danderhall area merit a joint analysis of the collective impact on GP provision in this area.
- 4.2 The South East of the city is an area already under considerable pressure from current LDP developments, particularly around the Gilmerton/Lasswade Road area. A new practice is proposed within the existing Action Programme which may be able to account for the additional brownfield site at Gilmerton Gateway in City Plan 2030. The population planned by the Bioquarter development would require separate consideration and likely another new practice as noted above.
- 4.3 Other proposed brownfield sites in South East will affect different practices, however the one of note is development of the Astley Ainslie Hospital (AAH) site, with capacity of 500 units. The practices which are jointly affected by this development are not able to physically augment their premises, and would require re-provision of accommodation with increased capacity. This also assumes that the practices would be willing to increase their practice list size to account for the new population and therefore subject to further discussions.
- 4.4 There is already an action in the current Healthcare Actions list, to address the pressures in this area. The development of AAH will require this to be reviewed and the action is likely to require expansion given the significant additional population increase proposed.

## 5. South West Locality

Sites	Capacity ( units)	Comments
Strategic Garden District	1,350	Impacts on NW/West
Brownfield	3,618	

- 5.1 The Garden District strategic site will create significant new population in an area already under pressure. Whilst a new practice is in development for West Edinburgh at Maybury, accessibility from the Garden District to that practice is not straightforward and capacity will be required for the developments further west as previously indicated.
- 5.2 The obvious service solution would be to enhance access to GP services either heading east into the city, or on the south western most fringes adjacent to the bypass. Here there may be some scope with existing practices, to discuss the feasibility of increasing some capacity. As in other areas of the city, the constraints of existing physical accommodation require further analysis to identify what additional new build premises are needed.
- 5.3 If the Garden District is likely to expand any further than indicated in this plan, as has been mooted in the past, then a dedicated new practice would be required.
- 5.4 The concentration of brownfield sites in the Gorgie/Slateford/Longstone area – running between the railway line and Slateford Road/Lanark Road West – is another identified area of need for additional GP provision. GP services in this area are struggling to register patients currently, and will not be able to cope with the additional population which will be generated from these sites. Further analysis of how to increase capacity is required, although there is no doubt that it will require additional investment.
- 5.5 The development of the Redford Barracks site - 800 units- is significant, however, it is anticipated that this could be addressed by expanding capacity at existing local practices particularly those located in the nearby new health centre.

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**City Plan 2030 Sites updated to reflect latest sites from CEC Planning (post SEPA) May 2021 (remember Strategic Sites mostly on separate tab below)**

Site Ref	Locality	Name	Commentary	Area	Density Level to apply	Capacity	Choices - Low Density capacity	Choices - High density capacity	Density Reasoning	Units
<b>NORTH EAST</b>										

<b>Impact on existing practices - Durham Rd, St Triduana's, Portobello, Milton &amp; Southfield</b>									<b>1448</b>
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Strategic NE Seafield 800

334	NE	Westbank Street	Site contains Tumbles which is to be relocated within the site	1.8	Medium low density - (60-100)	144	105	176	Mixed housetypes. Mix of housing around the site 1 to 5 storeys tenements to bungalows, Recent developments in the mix of housetypes - recent developments nearby medium high density Baileyfield medium low surrounding area mix 2 storey houses to 4 storey apartments
400	NE	Sir Harry Lauder Road		1.3	Medium low density - (60-100)	104	123	215	
502	NE	Craigentiny Depot		5	Medium low density - (60-100)	400			

**1448**

<b>Impact on NE Leith Cluster - between Bonnington Rd &amp; Leith Walk predominantly</b>									<b>3015</b>
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7	NE	West Bowling Green Street	Rydens report concludes site may not be available in the short to medium term	0.6	Medium High density - (100-175)	83	101	159	flats only - new development adjacent - 5 storeys warehouse style medium high density
8.2	NE	Newhaven Road (B)	Site area reduced to reflect boundary move away from Water of Leith banks	0.4	High density - (175-275)	90	82	129	Flats only - recent development nearby, high and medium high densities. Leith tenements traditionally medium high to high density - boundary of site should be moved back from the Water of Leith
8.3	NE	Newhaven Road (C)		1.4	Medium High density - (100-175)	193	133	232	
9	NE	Bonnington Road	Rydens report concludes site may not be available in the short to medium term	0.7	Medium low density - (60-100)	56	67	117	Flats only - site adjacent to 2 storey houses to east with 4/5 storey tenements opposite - park to south - site should not go too high (4/5 storey) Recent development adjacent to the park medium low density
10	NE	Bangor Road (Swanfield Industrial Estate)	Query inclusion of site - numerous recent applications for commercial uses	2.1	Medium High density - (100-175)	290	205	358	Mixed housetypes likely - traditional Leith tenements medium high to high density - surrounding area mainly 4 storey tenements

134	NE	South Fort Street	Developable area may need to reduce along the Water of Leith boundary	3	Medium High density - (100-175)	414	293	512	Mix of housetypes - traditional Leith tenement medium high to high density. Site abuts the Water of Leith - development will need to pull back from the edge of the Water of Leith - 4 storey tenements to north and west
136	NE	Coburg Street		1.1	Medium High density - (100-175)	152	102	178	Flats only - mainly 4-6 storey apartment blocks in the surrounding area although there is 2 storey housing to the north west (potential overshadowing problems if too high) - Recent very high density developments nearby - 7-9 storeys at Couper Street adjacent to the site and Coburg street
157	NE	North Fort Street	contains electrical sub station	0.1	Medium low density - (60-100)	8	3	5	Flats only - could round off 4 storey tenement block
144	NE	McDonald Place		1.1	Medium High density - (100-175)	152	103	180	Mix of housetypes likely - Recent mixed development adjacent to site - medium high density. Site sits between 2 storey terraced housing and 4/5 storey apartment blocks
158	NE	Pitt Street		0.6	Medium low density - (60-100)	48	58	101	Flats only - southern site - has non designated heritage assets (single storey) which should be retained - reduces potential capacity. Surrounding area - 3/4 storey tenements and blocks.
230	NE	Broughton Road		0.1	High density - (175-275)	23	9	15	Flats only - site part of a block - rest of the block 5/6 storeys in height
255	NE	McDonald Road (B)		0.7	High density - (175-275)	158	61	106	Flats only - surrounding area mainly apartment blocks 4 storey around most of the site but up to 8/9 storeys to east Recent development of some very high density flats to north along McDonald Street. Traditional Leith tenements Medium high to high density
328	NE	Broughton Road (Powderhall Waste Transfer)		Stable block to be removed from site boundary as it is to be converted for offices	1.9	Medium High density - (100-175)	262	278	378
329	NE	Stewartfield	Rydens report concludes site may not be available in the short to medium term	1.5	Medium High density - (100-175)	207	145	253	Mix of housetypes - site site between mainly 2 storey housing at bleachfield recent and 3-5 storey flats and tenements - recent development nearby, medium high densities. Leith tenements traditionally medium high to high density
382	NE	Steads Place	Rydens report concludes site may not be available in the short to medium term	1.4	Medium High density - (100-175)	193	130	227	Mixed housetypes likely - traditional Leith tenements medium high to high density - surrounding area mainly 4 storey tenements
384	NE	Jane Street		4.2	Medium High density - (100-175)	580	418	731	Mixed housetypes likely - traditional Leith tenements medium high to high density - surrounding area mainly 4 storey tenements - some 2 storey houses to north
385	NE	Corunna Place		0.3	Medium low density - (60-100)	24	43	68	flats only - site has buildings with windows hard to several of the boundaries - impact of the development on daylight for these buildings will reduce the density which can be achieved
399	NE	Broughton Market		0.3	Medium High density - (100-175)	41	23	40	Flats only - area of mainly 3/4 storey tenements - some smaller mews type buildings in backland - densely planned
404	NE	East London Street		Query re site boundary - includes a relatively new office	0.3	Medium high density - (100-175)	41	27	45
							<b>3015</b>		

<b>Impact on practices North / East of Leith Walk - also NE Leith Cluster</b>							<b>1210</b>			
12	NE	St Clair Street	Rydens report concludes site may not be available in the	2.7	Medium High density - (100-175)	373	266	465	Mix of housetypes - 3/4 storey housing to north, 4-6 storey to the south and west - recent high and medium low density	

112	NE	Albert Street		0.2	Medium High density - (100-175)	28	19	33	Flats only - site sits between 2 storey blocks to the west and 4 storey blocks to the east. Traditional Leith tenements medium high to high density
115	NE	London Road	Revise site boundary to remove areas granted permission for	0.5	High density - (175-275)	113	140	220	Flats only - recent high density development adjacent, 5-6 storey development proposed opposite at Meadowbank -
142	NE	Iona Street		0.6	Medium High density - (100-175)	83	54	94	Flats only - surrounding area 4 storey tenements - traditional Leith Tenements medium high to high density
161	NE	Leith Walk (depot)	site joined with site 296 - area adjusted	1.7	Medium High density - (100-175)	235	108	189	Mixed housetypes likely - traditional Leith tenements medium high to high density - surrounding area mainly 4 storey tenements
326	NE	Baltic Street (B)	site has numerous listed structures - application granted for student accommodation	0.1	Medium High density - (100-175)	14	176	277	Site has planning permission for 14 affordable units as part of wider student housing proposal
393	NE	Salamander Place		0.5	High density - (175-275)	113	85	134	flats only - recent developments nearby all high density 4 - 6 storeys
386	NE	Commercial Street	Rydens report concludes site may not be available in the	0.2	High density - (175-275)	45	28	44	Flats only - 4 storey offices opposite, 4-6 storey housing to the west
335	NE	Portobello Road		0.3	Medium High density - (100-175)	41	49	77	Flats only - 2 storey housing to the south, 3/4 storey apartment blocks to the north and east 4 storeys along
336	NE	Norton Park		0.5	Medium High density - (100-175)	69	48	84	Flats only - site is adjacent to 3 storey traditional colonies to south, 4 storey tenements to the west and 2 storey houses to
350	NE	Willowbrae Road		0.3	Medium low density - (60-100)	24	16	28	Flats only, mix of heights and densities around the site some 4 storey flats to east. Single storeys adjacent and mainly 2 storeys opposite
225	NE	Eastfield	Seawall and Coastal erosion needs to be taken into account -	0.5	Medium low density - (60-100)	40	37	63	flats only - suburban area - adjacent mainly 2 storey semi detached and terraced housing some 3 storey
210	NE	Joppa Road		0.1	Medium low density - (60-100)	8	6	10	Flats only - surrounded by mainly 2 storey houses - some 4 storey tenements adjacent
75	NE	Duddingston Park South	Land designated as Open space but it is a car park	0.3	Medium low density - (60-100)	24	22	38	flats only - surrounding area predominantly 2 storey suburban housing
						<b>1210</b>			
<b>Impact on Niddrie</b>									<b>320</b>
353	NE	Peffermill Road		0.2	Medium low density - (60-100)	16	12	20	Flats only - 2/3 storey housing opposite suburban area recent development to south west - medium high density
513	NE	Land at The Wisp	Maybe high costs of remediation on the site -	3.8	Medium low density - (60-100)	304			Mix of housetypes trees and green connections through the site - reduces potential developable area edge of settlement
						<b>320</b>			
<b>NORTH EAST TOTAL UNITS FROM BROWNFIELD SITES ( inc. SEAFIELD STRATEGIC)</b>									<b>5993</b>
<b>NORTH WEST</b>									
									<b>UNITS</b>
<b>Impact on Stockbridges</b>									<b>867</b>
95	NW	Crewe Road South (B)	Around half the site is designated open space, setting	4	Medium low density - (60-100)	320	382	668	Mixed Development - surrounding area suburban housing mainly 2 storeys semi detached villas, some 3 storey

106	NW	Orchard Brae Avenue	Owners looking to keep office block and substantial amounts	0.3	Medium High density - (100-175)	55	93	162	Flats only - to west and north of site 6/7 storey apartments to east 5 storey tenements - recent development opposite at Flats only - site sits between 3 storey terraces to the north and 6 storey tenements to the south 4 storey blocks to the Mixed housetypes - surrounding mainly 2/2.5 storey houses - semi-detached and terraced flats only - site part of a tight block - 4 storey tenements adjacent - but unlikely to be able to achive that height due to
107	NW	Orchard Brae		0.9	Medium High density - (100-175)	124	83	145	
302	NW	Royal Victoria Hospital	Open space to south of site and listed structures will impact on	4.5	Medium low density - (60-100)	360	363	605	
130	NW	India Place		0.1	Medium low density - (60-100)	8	10	16	
<b>Impact on Eyre</b>									
128	NW	Eyre Terrace (B)		2.5	Medium High density - (100-175)	245	240	420	Mix of housetypes - surrounding area 3/4 storey new town tenements with mews - densely planned Flats only - surrounding area mainly 4 storey tenements - 2 1/2 storey mews type houses adjacent to the site flats only - 4 storey tenements in immediate surrounding area - densely built - recent development nearby (Larkfield
151	NW	Eyre Place (B)		0.5	Medium High density - (100-175)	69	41	71	
226	NW	Royston Terrace		0.2	Medium High density - (100-175)	28	26	41	
<b>Impact on other NW Practices</b>									
233	NW	West Pilton Grove		0.5	Medium low density - (60-100)	40	42	73	Flats only - area is suburban 2-3 storey housing with some higher blocks - recent development nearby (Ferry Road Drive, mix of housetypes - Site adjacent to 2 storey housing and opposite blocks which go up to 14 storeys - generally a Small site - on the edge of Clovenstone Park. Development adjacent to south and west 4/5 storey apartment blocks flats only - area surrounding the site mainly 2/3 storey houses and flats. Recent mixed developments to west and north - Flats only - site between 4 storey tenement on St Johns Road and 2 storey housing to south Flats only - Adjacent buildings on Costorphine Road - 2 storey opposite much taller building but this side of road lower Flats only - Adjacent buildings on Costorphine Road - 2 storey opposite much taller building but this side of road lower Based on location - transition between 4 storey tenements and lower densities at Roseburn Based on location - transition between 4 storey tenements and lower densities at Roseburn Flats only, mainly 2 storey semi detached houses to north and east 3 storey terraces along Victor Park Terrace Recent develonment at Station Road - Medium low density Flats only given size of site, 4 storey blocks to south and east, 2-3 storey to north - not densely planned - application in for Flats only - 3 storey block to north but mainly 1/2 storey housing around the site Likely to be mix of housetypes - 2 storey suburban housing around the site - nearby development proposal on Newbridge
277	NW	Silverlea		1.5	Medium low density - (60-100)	120	85	143	
280	NW	Clovenstone House		0.7	Medium High density - (100-175)	97	68	119	
330	NW	Ferry Road		0.1	Medium High density - (100-175)	14	8	14	
342	NW	St John's Road (A)		0.1	Medium High density - (100-175)	14	15	24	
345	NW	Corstorphine Road (A)		0.2	Medium low density - (60-100)	16	11	19	
346	NW	Corstorphine Road (B)		0.1	Medium low density - (60-100)	8	8	13	
348	NW	Roseburn Street		1.1	Medium High density - (100-175)	152	102	178	
349	NW	Russell Road (Royal Mail)		0.5	Medium High density - (100-175)	69	41	71	
391	NW	St Johns Road (B)		0.9	Medium low density - (60-100)	72	82	143	
396	NW	Gylemuir Road (B)		0.9	Medium High density - (100-175)	126	53	89	
397	NW	Kirk Loan		0.2	Medium low density - (60-100)	16	17	29	
320	NW	Old Liston Road		1.3	Medium low density - (60-100)	104	73	122	
<b>NORTH WEST TOTAL UNITS FROM BROWNFIELD SITES</b>								<b>2057</b>	
<b>SOUTH EAST</b>									
<b>Impact on Morningside/Hermitage/Bruntsfield</b>								<b>177</b>	

85	SE	Falcon Road West		0.2	Medium High density - (100-175)	11	19	33	flats only - surrounding area fairly dense 4 storey tenements
94	SE	Gillespie Crescent		1.2	Medium High density - (100-175)	166	117	204	mix of housetypes - backland in block bordered by 3/4 storey tenements and 2 storey houses, recent development nearby West Tollcross medium high density
						<b>177</b>			
<b>Impact on Boroughloch/Dalkeith road/Mackenzie/St Leonard's/Uni</b>									<b>200</b>
124	SE	Ratcliffe Terrace	Rydens report concludes site may not be available in the short to medium term	0.7	Medium High density - (100-175)	97	66	115	flats only - surrounding area between 3/4 storey tenements along Ratcliffe Terrace and 2 storey villas to west of site
126	SE	St Leonard's Street		0.3	Medium low density - (60-100)	24	20	35	flats only - surrounding area mainly 4/5 storey tenements and apartment blocks - proximity of 5 storey apartment block along Terrace Craft may impact on height which can be
364	SE	Old Dalkeith Road		0.3	Medium low density - (60-100)	24	16	28	flats only - suburban area mainly 2 storey housing in surrounding area
371	SE	Cowans Close		0.4	Medium High density - (100-175)	55	37	64	flats only - surrounding area mainly 4/5 storey tenements densely planned
						<b>200</b>			
<b>Impact on Liberton/Gracemount</b>									<b>128</b>
188	SE	Rae's Crescent	Half the site is designated open space - biodiversity officers raised concerns regarding	0.4	Medium low density - (60-100)	32	50	84	Flats only - mainly suburban area - 2 storey housing, recent development at Balmwell Terrace Medium low density
190	SE	Alnwickhill Road		1.2	Medium low density - (60-100)	96	71	119	mixed housetypes - surrounding is a suburban housing area
						<b>128</b>			
<b>Impact on Grange/Meadows area</b>									<b>640</b>
249	SE	Watertoun Road		0.9	Medium low density - (60-100)	72	51	85	flats only - mix of housing nearby from 2 storey houses to 4 storey blocks of flats
257	SE	Chalmers Street (Eye Pavilion)		0.3	High density - (175-275)	68	21	36	flats only - surrounding area - high blocks associated with hospital - Quartermile development opposite - high density and high buildings - lower buildings to west (convent) and
259	SE	Astley Ainslie Hospital	landscape and built heritage constraints - need more detailed assessment to determine areas on the site	18.8		500	500	500	
						<b>640</b>			
<b>Impact on Ferniehill/Southern</b>									<b>232</b>
187	SE	Gilmerton Dykes Street		0.3	Medium low density - (60-100)	24	15	26	Flats only - 3 storey townhouses opposite, area mainly 2 storey suburban housing - recent housing nearby - low
289	SE	Liberton Hospital	Half of the site is already allocated in Edinburgh LDP as	2.7	Medium low density - (60-100)	120	402	670	Mixed development - surrounding area suburban housing mainly 2 storey some 4 storey blocks - Gracemount - Medium
374	SE	Moredun Park Loan		0.4	Medium low density - (60-100)	32	19	33	Flats only - site surrounded by suburban housing - recent housing nearby low density
375	SE	Moredun Park View		0.3	Medium low density - (60-100)	24	13	23	Flats only - site surrounded by sub-urban housing - recent housing nearby low density - some 4/5 storey apartment

503	SE	Morrisons at Gilmerton Road	Band to the front of the site is the landscaping associated	0.4	Medium low density - (60-100)	32			Flats - mainly 2 storey suburban housing in the area around the site some 4/5 storey blocks to the north
						<b>232</b>			

**SOUTH EAST TOTAL UNITS FROM BROWNFIELD SITES 1377**

**SOUTH WEST**

**Impact on SW Canal Cluster GP Practices 2631**

34	SW	Broomhouse Terrace	Join with site 361 (1.7 Ha added = 160 houses - not available in the Rydens report concludes site may not be available in the	4	Medium low density - (60-100)	320	237	395	Site likely to be mix of housetypes. Surrounding area fairly low density, mix of 2-4 storey blocks, not densely planned small site adjacent to Wester Hailes Town Centre and railway station. Adjacent to 4/5 storey residential development. CEC housing proposal - likely to be mix of housetypes. surrounding area low density development - opposite 2 storey Based on size of site. Surrounding area mainly 4 storey flats	
35	SW	Murrayburn Gate		0.6	High density - (175-275)	135	94	148		
37	SW	Murrayburn Road (A)		4.8	Medium low density - (60-100)	384	306	535		
38	SW	Dumbryden Drive		0.8	Medium High density - (100-175)	124	80	140		
58	SW	Gorgie Park Close		0.8	Medium High density - (100-175)	110	126	198		
61	SW	Stevenson Road (A)		2.1	Medium High density - (100-175)	290	204	357		
62	SW	Gorgie Road (East)		3.4	Medium High density - (100-175)	469	336	588		
88	SW	Temple Park Crescent		0.2	Medium High density - (100-175)	28	29	46		Based on size of the development and surrounding context of 4 storey tenements
89	SW	Watson Crescent Lane		0.1	Medium low density - (60-100)	8	9	15		Based on size of the site and location between a 4 storey tenement and the canal - therefore lower storeys preferable
91	SW	Dundee Street-LDP		Centre of the site has permission for student	0.2	High density - (175-275)	45	108		189
99	SW	Murieston Lane	DM concern raised re loss of employment land application in for 10 townhouses - likely to be	0.5	Medium High density - (100-175)	69	41	71	Based on size of site (small area) traditional 4 storey tenements in Gorgie (high density) + recent nearby	
100	SW	Dundee Terrace -LDP		0.2	High density - (175-275)	45	18	31	Based on size of site (small area) traditional 4 storey tenements in Gorgie (high density) + recent nearby	
191	SW	Craiglockhart Avenue		0.3	Medium low density - (60-100)	24	13	23	Flats only based on size of site - Surrounding area predominantly low density bungalows - existing 4 storey	
193	SW	Lanark Road (A)		0.9	Medium low density - (60-100)	72	49	82	Lower density developments adjacent - 2 storey to west, 4 storey block to east - site raised above road level - reduces	
238	SW	Calder Estate (H)		0.2	Medium High density - (100-175)	28	22	22	small site - area characterised by 4 storey apartments and some 2 storey blocks but not densely built - medium high	
280	SW	Clovenstone House		0.7	Medium High density - (100-175)	97	68	119	Small site - on the edge of Clovenstone Park. Development adjacent to south and west 4/5 storey apartment blocks	
356	SW	Dalry Road		0.2	High density - (175-275)	45	33	52	Based on size of site (small area) traditional 4 storey tenements in Gorgie (high density) + recent nearby	
363	SW	West Gorgie Park		0.8	Medium High density - (100-175)	110	79	138	Based on size of site - small, nearby developments medium low density - some 4/5 storey apartments adjacent and 3	
368	SW	Peatville Gardens		0.2		10	11	11		
379	SW	Lanark Road (D)		1	Medium low density - (60-100)	80	96	169	Flats only based on size of site - Surrounding area predominantly bungalows - existing 4 storey office building on	
401	SW	Gorgie Road (Caledonian Packaging)	1	Medium high density - (100-175)	138	187	294	Based on likely mix of housetypes - Transition area between 2 storey houses and higher 3/4 storey tenements along Gorgie		

**2631**

**Impact on SW Canal Cluster GP Practices 800**

367	SW	Redford Barracks	Given uncertainty over the developable area and built heritage on the site - the Choices capacity is applied	31.1	800	800	800	Large site - mix of housetypes and uses expected on the site. Site surrounded by mainly low density housing 1/2 storeys in height. Loss of open space and large numbers of listed buildings (not all suitable for conversion for housing) will reduce density and developable area.
<b>SOUTH WEST TOTAL UNITS FROM BROWNFIELD SITES</b>								<b>3431</b>



# City Plan 2030

## September 2021

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