

Liberton Hospital

Development Information Forum



SITE

Agenda

- Welcome and Introductions - Jen
- Purpose of the DIF - Jen
- Update on the site – Jen (site purchase)/Sarah (previous work & constraints)
- Community Engagement Aims for the site – Kerrie (intro to consultation & communications/website)/Sarah & Alex
- Proposed Programme of events – Sarah & Alex
- Officer / Community Updates
 - Council updates
 - Local stakeholder updates
- Any other business

Development Information Forum

- It will be the forum for representatives to consider, comment and shape the regeneration proposals for Liberton Hospital site.
- It is primarily to share information and to seek feedback in relation to development proposals.
- It is not a decision-making forum, but it will play an important role in allowing participants to understand and explore and share; ideas, concerns and observations, to exchange views as proposals are being developed, to build relationships
- It is not a Council meeting but will be facilitated by the Council and attended by both officers and elected members.
- It is step 1 before we go out to the wider community
- All decisions will be taken in the usual way through Council Committees

Site Update / Target dates

- City of Edinburgh Council purchased site on 31st March 2023
- Design Team appointed Summer 2023
- Development Information Forum, initial introductory meeting 26th October 2023
 - Ongoing DIFs to be held regularly (minimal quarterly)
- Community engagement - Autumn 2023 – Spring 2024
- Planning submission – Summer 2024
- NHS lease end – March 2025
- One year of demolition and site preparation
- Start on site Summer 2026

Ambitions and Aims for the Site

Principles of the 20 Minute Neighbourhood

An ambition to build half of the site as affordable homes

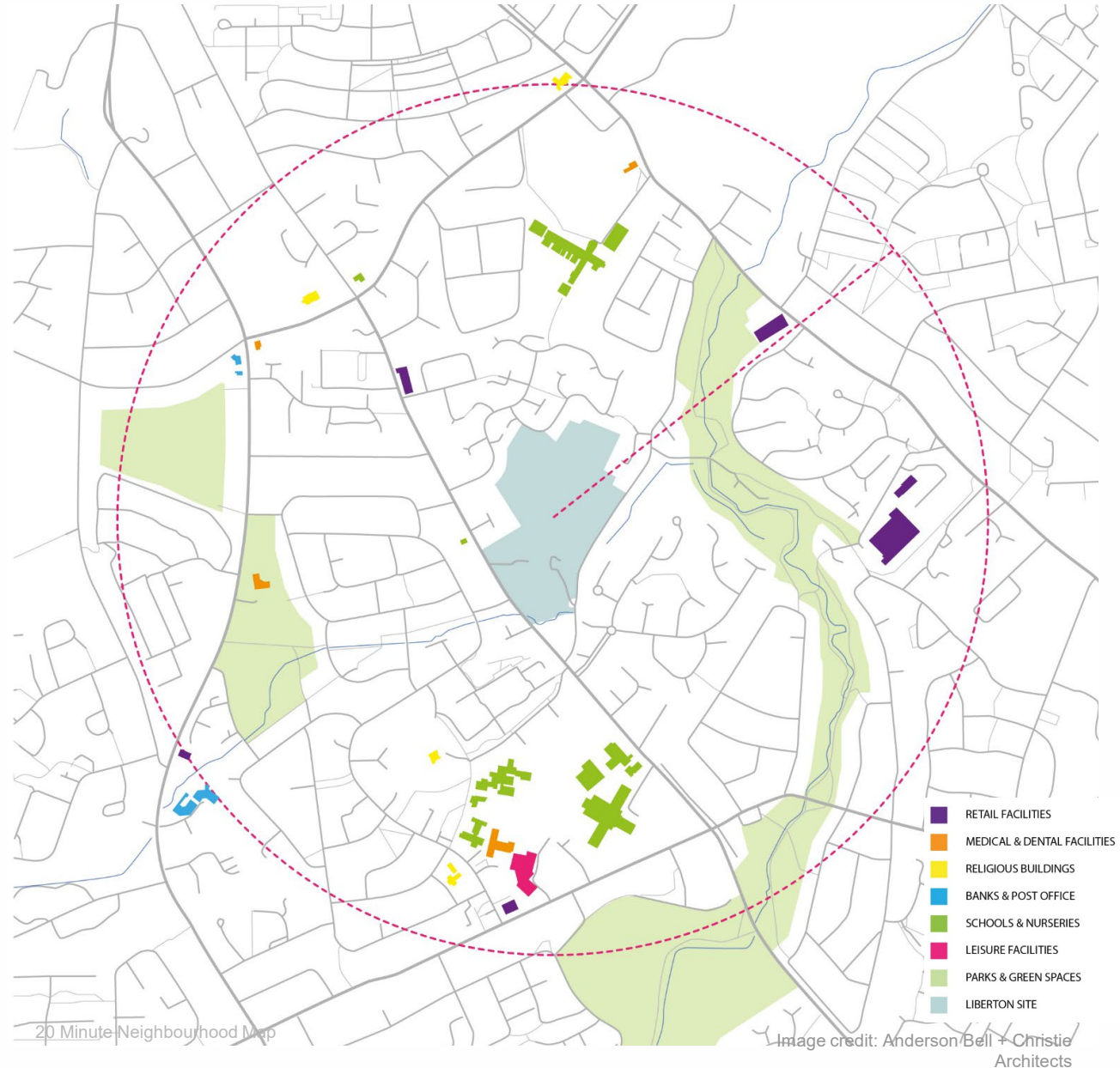
Delivery of mixed tenure, mixed income homes with a focus on homes for the elderly and H&SC needs.

Low car, active travel

Net Zero

Well connected through the site and to the wider community

High quality public realm



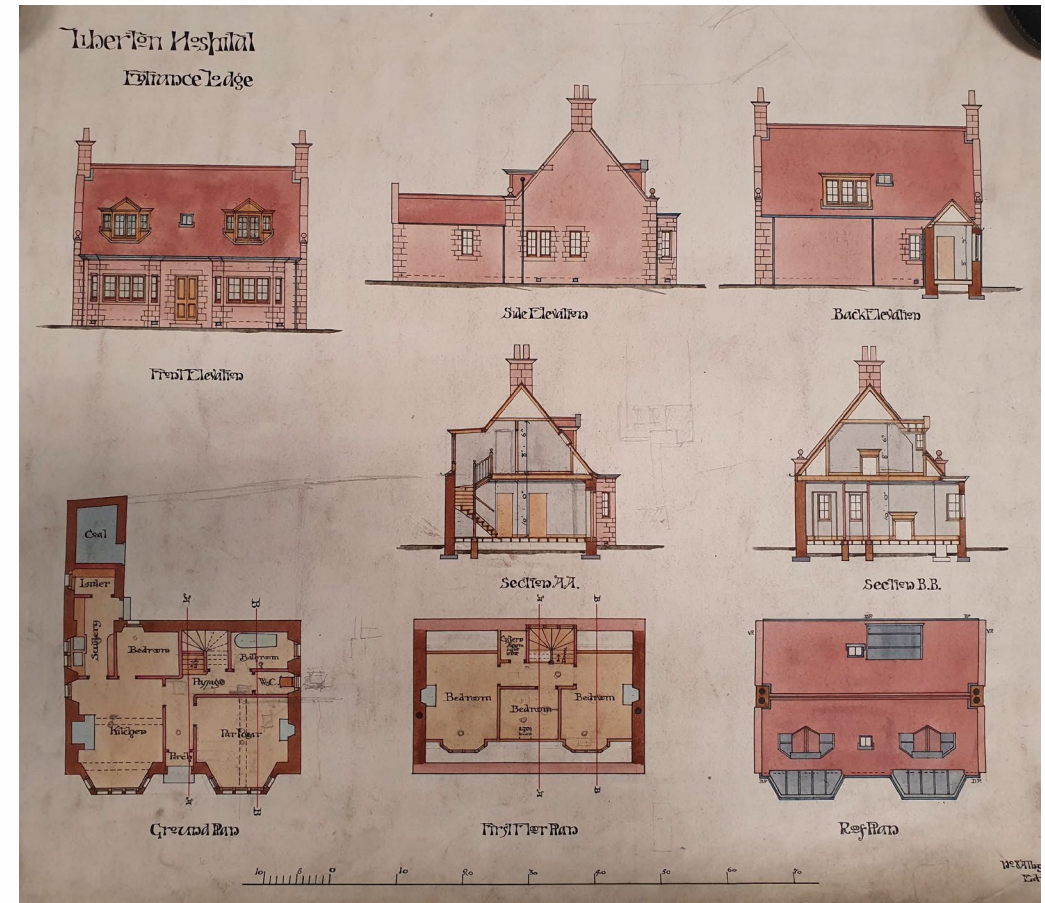


SITE

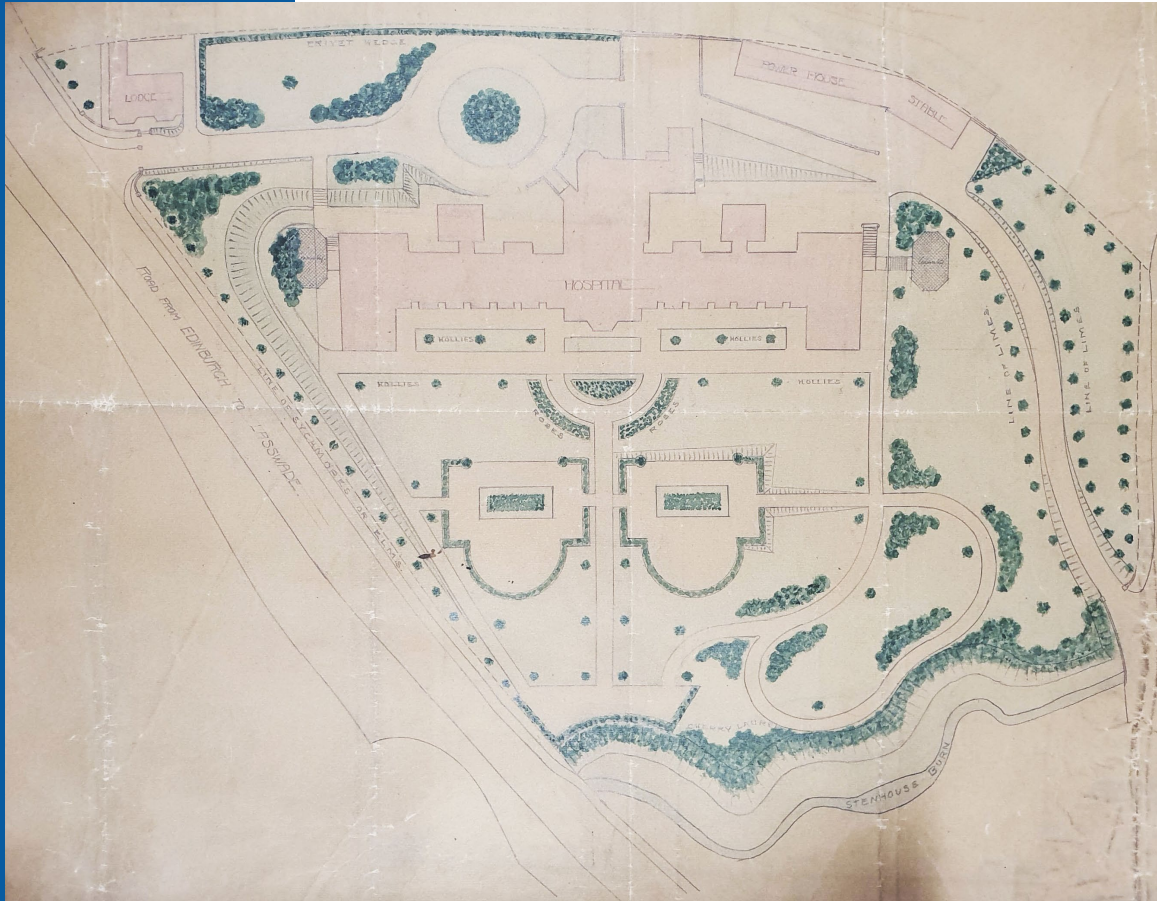
The Site – Original Hospital



The Site – The Gatehouse



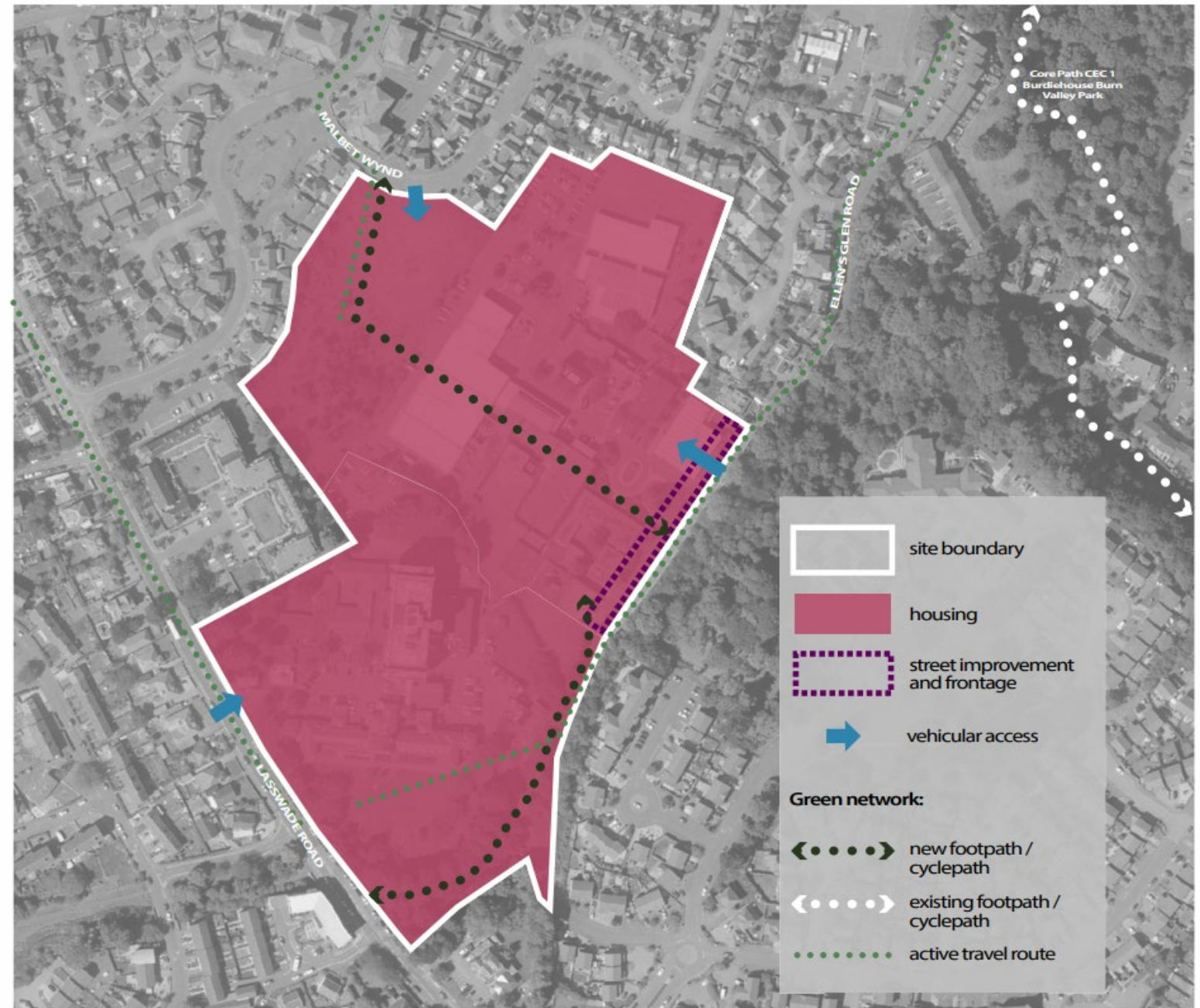
The Site – Historic Gardens



Local Development Plan 2016

Ellen's Glen Road Site Brief HSG 28

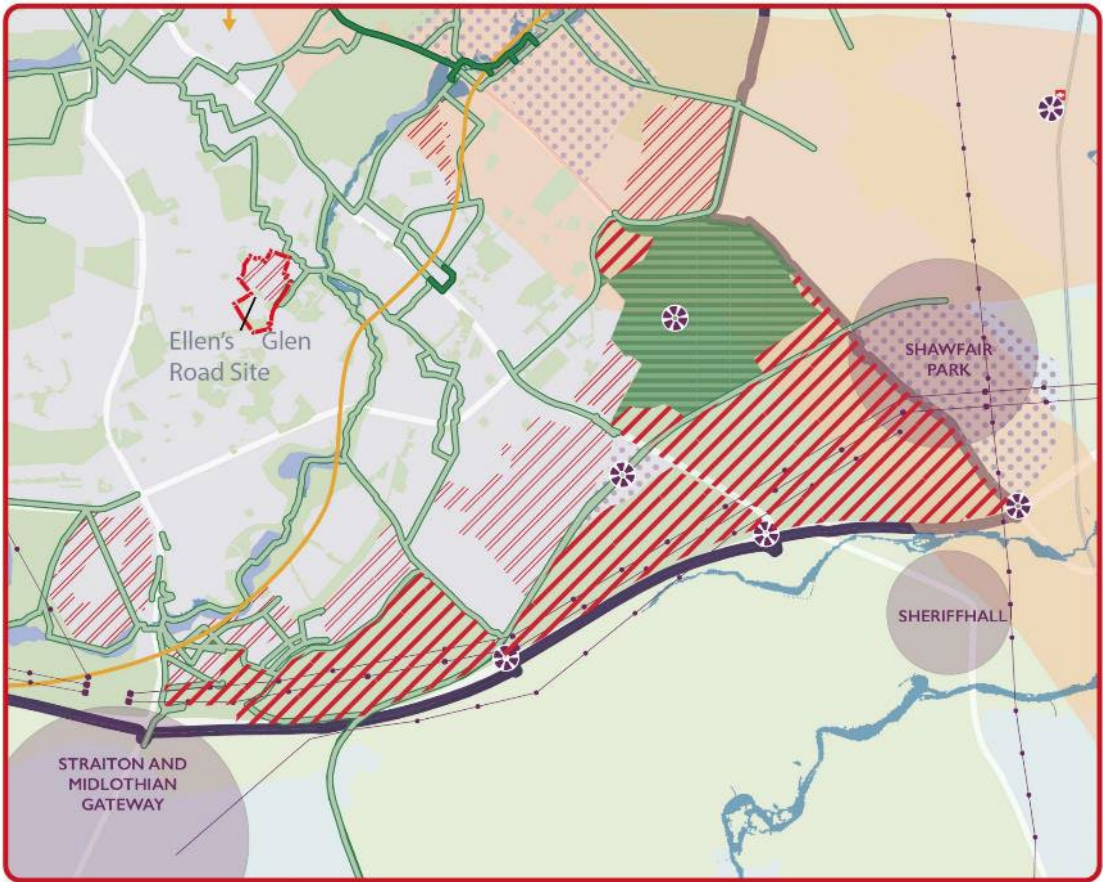
The site currently occupied by Liberton Hospital could provide additional housing if the site becomes available in the future.



City Plan 2030

The City of Edinburgh Council are keen for Liberton to become an exemplar site, which will follow the new 2030 City Plan.

The site falls within Area 1 which is considered in the local community infrastructure delivery.



January 2020

**Map 10 - Area 1
South East Edinburgh**



Development Principles for Site City Plan 2030-Proposed Plan

CITY PLAN 2030 – Proposed plan September 2021



Place 34 Liberton Hospital/Ellen's Glen Road

Planning permission will be granted for development within the boundary of Liberton Hospital/Ellen's Glen Road site as defined on the Proposal Map, provided it accords with Liberton Hospital/Ellen's Glen Road Development Principles and a subsequent master plan.

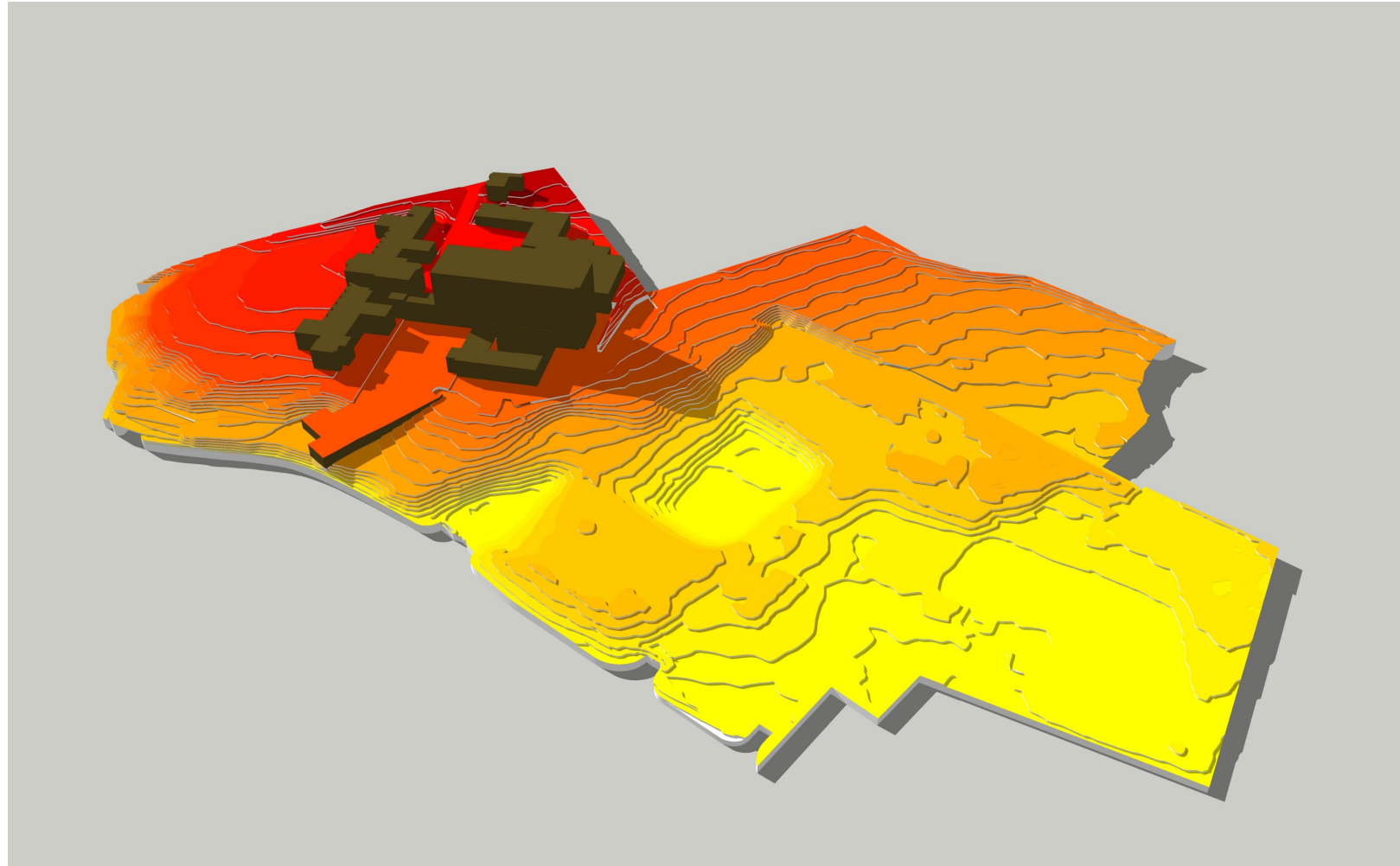
- 3.82 The Ellen's Glen Road part of the site was identified in the Edinburgh Local Development Plan (2016) as a housing site with the adjacent Liberton Hospital site identified for other development opportunities. These two sites are combined in this Plan and identified for potential housing use. Proposals will be assessed against the Liberton Hospital/Ellen's Glen Road Development Principles and other relevant local plan policies, for example on matters such as design, accessibility, landscaping and biodiversity.

Liberton Hospital/ Ellen's Glen Road Development Principles

The requirements in principle will be:

- a. A housing development which respects the landscape setting of the site whilst also creating a sustainable place that can retain its special character. This can be achieved through the provision of new connections and open spaces.
- b. A mix of house types (including family housing) provided on the site with an active residential frontage facing onto Ellen's Glen Road.
- c. Direct vehicular access from Lasswade Road with additional vehicular access from Ellen's Glen Road and Malbet Wynd.
- d. New development set back at least 15m from the top of the bank to the Stenhouse Burn. The buffer around the Stenhouse Burn should be used to create natural space for resilience and overland flow. This area can be used as a space for recreation and amenity
- e. A development design which fully understands and preserve and/or enhances the setting of all listed buildings adjacent to the site.
- f. Retention or re-use of Liberton Hospital within any new development.
- g. Provision of new local greenspace to meet the Council's Greenspace Standard. Any new greenspace and planting should form green network links between Lasswade Road and the nature conservation site along Ellen's Glen Road and Malbet Wynd.
- h. New outdoor play facilities to be integrated into the site layout in a well overlooked and accessible location with a welcoming setting. These new facilities shall provide for a range of users, including those with disabilities. See proposal BGN34
- i. Provide or contribute towards education, and healthcare infrastructure and community facilities.
- j. Provision of pedestrian paths and cycle routes on land near to the Stenhouse Burn to compensate for the narrow footway on Ellen's Glen Road, and routes through the site south to Lasswade Road and from Malbet Wynd through the site to connect via Ellen's Glen Road to the Burdiehouse Burn Valley Park Core Path.
- k. Provide or contribute towards the following active transport infrastructure:
 - a. New Active Travel Route: Liberton Hospital to City Centre
 - b. Active travel link: connections through site to Malbet Wynd - Liberton Community Campus
 - c. Active Travel link: connection to Gilmerton Road and A7
- l. Contribute towards Public Transport Improvements: service improvements from Liberton Hospital to City Centre, and the South Orbital bus route
- m. A Flood Risk Assessment is required and should inform the development and design/layout of the site, and,
- n. Consideration should be given to providing flood storage between Carbee Dell and Dunlaw Wynd.

The Site



Community Engagement

- Strive for Excellence
- Amazing Opportunity



Wave Particle video introduction

Community Engagement



Surrounding communities



- Site
- Possible key locations for community engagement
- x
- Mount Alvernia
- Ellen's Glen Road & Loan
- Malbet estate
- Gracemount Avenue estate
- Gracemount Drive
- Garvald Street
- Transition Edinburgh South
- Greenend Gardens
- Liberton High/Gracemount High/Kaimes Special School/
Gracemount Primary/St Catherine's RC Primary

Updates from Stakeholders

- Council Officers Updates
 - School
 - Roads/Active Travel
 - Locality
- Community Updates
 - Liberton Community Council
 - Malbet & Yewlands Residents Committee
- Local Stakeholders
 - Police Scotland
 - NHS
 - Lothian Bus
- Councillor Feedback

Any Other Business?

Thank you
Any Questions?