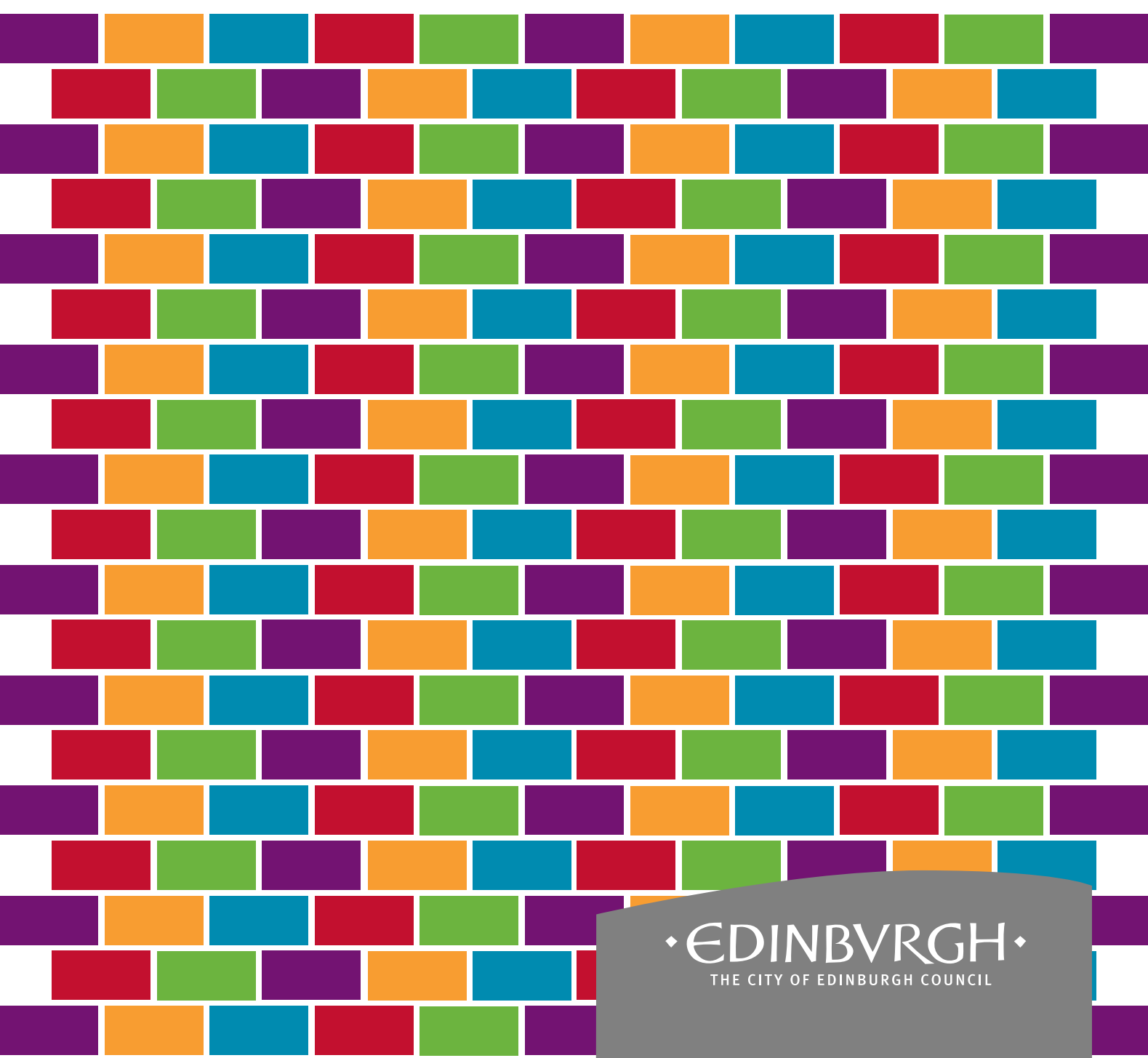
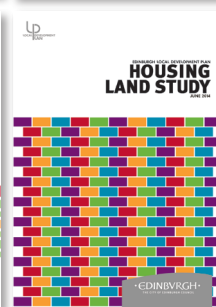
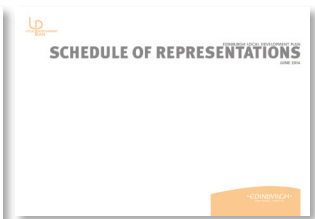
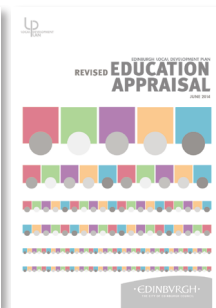
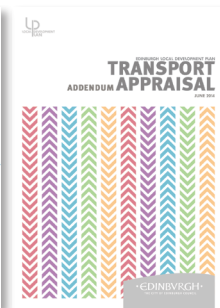


EDINBURGH LOCAL DEVELOPMENT PLAN
**HOUSING
LAND STUDY**
JUNE 2014





The Local Development Plan sets out policies and proposals to guide development.

The Action Programme sets out actions to deliver the Plan.

The Schedule of Representations explains how engagement informed the Plan.

The Habitats Regulations Appraisal assesses the Plan's impact on internationally important bird habitats.

The Transport Appraisal identifies transport actions to support the Plan.

The Education Appraisal identifies new and expanded schools to support the Plan.

The Equalities & Rights Impact Assessment checks what impact the Plan will have on people.

The Environmental Report assesses the impact of the Plan and explains the selection of new housing sites.

The Housing Land Study sets out the assumption on housing land availability which inform the Local Development Plan.

See the documents and other information at: www.edinburgh.gov.uk/localdevelopmentplan

Published in 2011



Published in 2013



Housing Land Study, June 2014

CONTENTS

SUMMARY

1	HOUSING REQUIREMENT	4
2	EXISTING SUPPLY	5
3	WINDFALL	7
4	DEMOLITIONS	15

Appendix 1: Table of sites in HLA 2013 contributing to LDP requirements

Appendix 2: Summary of relevant representations to Main Issues Report and first Proposed Plan

Appendix 3: Map showing land assessed in urban area study

Appendix 4: Table of potential sites and their capacity

SUMMARY

This study sets out the assumptions on housing land availability which inform the Edinburgh Local Development Plan's Second Proposed Plan. It provides justification for new assumptions on anticipated completions from existing and 'windfall' sites and on loss of housing through demolitions, as required by the approved Strategic Development Plan. It covers:

- SDP requirement and assumptions, and approach to time periods and the main generosity margin (Section 1)
- Existing supply (Section 2)
- Windfall (Section 3)
- Demolitions (Section 4)

The following table summarises the study's output:

CEC Housing Land Requirement 2009-2024	29,510	See Section 1
+ 10% to ensure a generous supply	+ 2,950	
LDP Housing Land Supply Target	32,460	
Effective Supply	10,975	See Section 2
Constrained Sites coming forward	+4,159	
Housing Completions 2009 -2013	+5,642	
Windfall	+5,200	See Section 3
Demolitions	- 2,000	See Section 4
Total Supply from existing land and windfall minus demolitions (2009 -2024)	23,976	
Target to be met through new LDP allocations	8,484	

The following table identifies the estimated capacity of the new housing sites in the Second Proposed Plan, taking the middle point of the capacity ranges arising from the Environmental Report – Second Revision:

New Brownfield Allocations	Low	High	Mid
Edinburgh Park/South Gyle	450	700	575
Ellen's Glen Road	220	260	240
Subtotal			815
West Edinburgh SDA			
Maybury	1,700	2000	1,850
Cammo	500	700	600
IBG	300	400	350
Subtotal			2,800
South East Edinburgh SDA			
Broomhills	425	595	510
Burdiehouse (excludes capacity in HLA 2013 see App1)	128	228	180
Moredunvale Road	175	200	185
Gilmerton Dykes Road	50	70	60
Gilmerton Station Road	350	490	420
The Drum	125	175	150
Newcraighall North	150	210	180
Newcraighall South	275	385	330
Brunstane	950	1330	1,140
Subtotal			3,155
Brownfield & SDA subtotal			6,770
Sites Elsewhere in the city			
Curriemuirend	150	180	165
Riccarton Mains Road	25	35	30
Builyeon Road, Queensferry	700	980	840
South Scotstoun Queensferry	365	510	440
Dalmeny	12	18	15
Newmills Currie	175	245	210
Curriehill Road Currie	50	70	60
Subtotal			1,760
Total New LDP Allocations			8,530

1. HOUSING REQUIREMENT

The Strategic Development Plan (SDP) Supplementary Guidance sets out how much of the overall SESPlan housing requirement to 2024 should be met in Edinburgh. It identifies Edinburgh's requirement as 22,300 for 2009-2019 and 7,210 for 2019 - 2024.

These requirements are based on assumptions of economic recovery and a significant increase in house-building activity. The LDP aims to provide a flexible approach to meeting housing and supporting housing development. The Council sees no merit in introducing artificial phasing constraints on the release of LDP housing sites. The LDP therefore brings together the requirements for 2009 - 2019 and 2019 -2024 into one requirement of 29,510 for 2009 -2024.

To accord with Scottish Planning Policy, a 10% generosity factor has been added to set an overall LDP housing target of 32,460

All sites contributing to this target are either effective or capable of becoming effective in the period up to 2019. None are being held back to the post-2019 period. Therefore if the market is strong enough and the demand is there, sufficient land will have been made available.

SDP Policy 6 requires the Council to maintain a five years' effective housing land supply at all times. The SDP Supplementary Guidance indicates that member authorities will base their calculation of the five year supply of land for house building on the period 2009 -2024, taking into consideration housing completions.

2. EXISTING SUPPLY

The Housing Land Audit (HLA) is an annual assessment of the housing land supply in the area covered by SESplan. Sites included in the audit area include housing sites under construction, sites with planning consent for housing, sites in adopted local plans and where appropriate, other buildings and land with agreed potential for redevelopment, conversions and sub-divisions are included but refurbishment of existing housing stock is excluded. The Second Proposed LDP is based on HLA 2013 which was agreed with Homes for Scotland in December 2013. The following map shows all the HLA sites for 2013, with the exception of new sites in the first Proposed LDP.

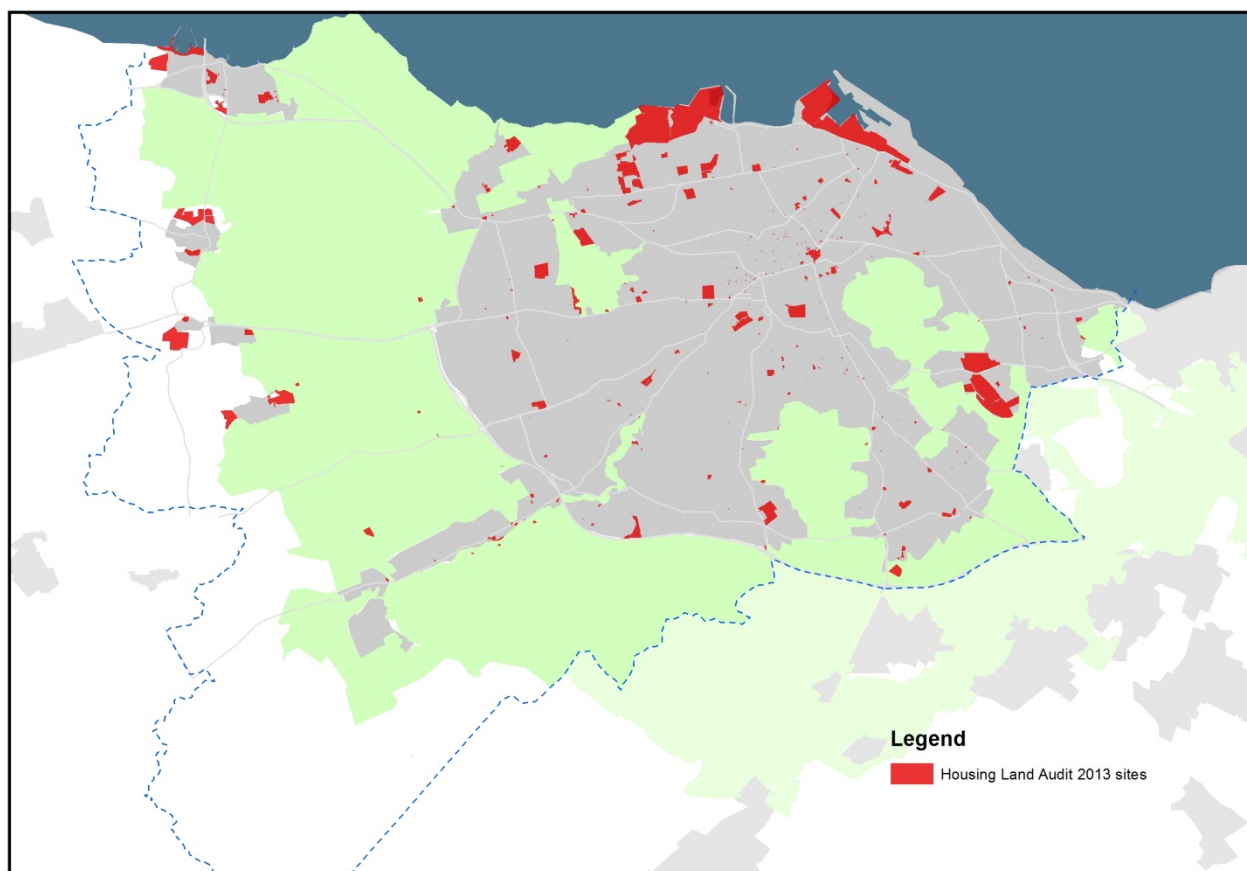


Figure 1: Location of Housing Land Audit Sites 2013 (excluding new sites in first Proposed LDP)

Appendix 1 is a table setting out the contribution of these sites to the LDP housing requirement. It shows programmed completions from currently effective sites and sites which are currently constrained but assumed to become effective during the period from 2013 to 2024. It updates and supersedes some of the estimates in the SDP Supplementary Guidance (SG) Housing Land Technical Note, November 2014, Table 3.2.

Excluding those new sites in the first Proposed LDP, there are anticipated to be 10,975 programmed completions from currently effective sites, and a further 4,159 completions assumed from currently constrained sites.

The HLA 2013 records 5,642 completions in the period 2009-2013.

3. WINDFALL

The SDP SG Housing Land Technical Note Table 3.2 sets out an estimate for windfall completions in the City of Edinburgh Council area over the SDP period. This is for 4,149 completions over 2009-2024. This is based on an urban capacity study prepared to inform the Proposed SDP. However, SDP Policy 5 requires LDPs to justify their allowances for windfall, and the SDP Report of Examination set out concerns over the previous estimate. Accordingly, a fresh study has been undertaken, as reported here.

The potential for new residential development within the existing built up area of Edinburgh has been assessed to provide a basis for a new windfall assumption. This work focused on brownfield sites, i.e. areas of previously developed land or the conversion or redevelopment of buildings, including those that are listed.

The study methodology followed a map-based approach which aims to account for the entire urban area by:

- Filtering land in or out to identify potential new urban area housing land
- Categorising potential housing land into different levels of development probability
- Estimating capacity* by applying a range of density assumptions, taking account of the SDP's projected housing need and demand

**The estimated capacity for each of the sites is not guaranteed to receive planning permission if an application were to be submitted. Any future planning application would be assessed on a case by case basis against the policies in the LDP and relevant Council guidance.*

Context – Policy and Other Relevant Documents

The approach taken to estimated potential is supported by national, strategic and local planning policy. The approach also has regard to the findings of the SDP Examination and Housing Needs and Demand Assessment (2010, revised 2011). Also relevant are some representations to earlier stages of the LDP, summarised in Appendix 2.

National Planning Framework

Scotland's National Planning Framework 2 (NPF 2) (2009) states that the Scottish Government wishes to see vacant and derelict land brought back into productive use for housing, economic purposes and to create attractive environments, describing it as a wasted resource that causes blight. NPF 2 encourages the reuse of previously developed land in preference to greenfield land. This is also supported in the NPF 3 Proposed Framework (January 2014).

Scottish Planning Policy

The Scottish Planning Policy (SPP) (2010) requires Local Planning Authorities to promote the most efficient use of land and buildings. Para 48 states that “*previously developed land (also referred to as brownfield land) is a potential source of sites for new development and planning authorities should support and promote proposals to bring vacant or derelict land back into productive use for development*”. In practice, this means “*directing development towards sites within existing settlements where possible, to make effective use of existing infrastructure and service capacity and to reduce energy consumption*” (SPP para 80). When identifying locations for housing, planning authorities and developers are encouraged in para 80 to consider the reuse of previously developed land before development on greenfield sites and to take account of the design, quality and density of development that can be achieved. Reference is made in para 82 to the value of infill sites in making a useful contribution to the supply of housing land, so long as they do not lead to over development by respecting the scale, form and density of the surroundings. The SPP goes on (SPP para 81) to encourage local planning authorities to carry out brownfield urban capacity studies to assess opportunities for further housing development within existing settlement boundaries.

With regards to the density of new development, para 83 states that this should be determined in relation to the character of the place and its relative accessibility, with higher densities appropriate at central and accessible locations.

The redevelopment or reuse of vacant and derelict land before greenfield land is also supported by the draft SPP. Para 44 encourages development plans to promote the efficient use of land, buildings and infrastructure with generally higher densities of development at central and accessible locations, making particular reference to active travel networks and public transport. Similarly for SPP, para 86 of the draft SPP, states that “*any assessment of the contribution to the housing supply target which may be expected to be provided by windfall sites should be informed by an urban capacity study or clear evidence from past completions*”.

Strategic Development Plan (SDP) and Supplementary Guidance on Housing Land

One of the aims of the SDP is to “*promote the development of urban brownfield land for appropriate uses*” (para 17). Consistent with achieving sustainable development, priority in allocating new sites for housing development is, therefore, given to brownfield sites within existing built up areas. This is also stated in para 3.9 of the SDP Supplementary Guidance.

SDP Policy 2 relates to the supply and location of employment land. It states that “*the development of mixed communities (with residential and compatible employment opportunities jointly provided)*

on strategic employment sites may be appropriate provided this is justified through an LDP and does not result in a net loss to the overall strategic land supply". SDP Policy 2 sets that supply requirement for Edinburgh as 186ha. Any assessment of housing potential should avoid assumptions which would prejudice that supply. SDP policy 8 refers to the density of development in relation to transport accessibility, stating that LDPs will "*relate density and type of development to public transport accessibility*".

SDP Policy 5 sets requirements for housing land. It provides for justifiable allowances for housing completions from 'windfall' sites.

This study provides new estimates to justify a windfall assumption for the Second Proposed Plan. It is, therefore, important that this study avoids double-counting capacity. How this is done is explained in the Methodology section below.

SESplan Report of Examination

The reporter's findings on Issue 2 - Spatial Strategy (page 40) state that there will be challenges to the delivery of housing in the short and medium terms due to the limited resources available for development and supporting infrastructure. The report goes on to state that both prospective homeowners and the development industry have had difficulties accessing finance, and that there needs to be sufficient land and a five year effective housing land supply to assist increasing the delivery of new housing when these financial restrictions ease.

Page 234 of the SESplan Report of Examination states that any assumptions on the redevelopment of brownfield sites needs to be clearly justified for each local development plan area. It then goes on to state that any findings of the SESplan Urban Capacity Study are considered to not necessarily be a sound basis for doing so. It sets out the concern that although these studies have identified sites, many of these may well be brought forward instead as allocated housing development sites and therefore would result in double counting. The present study avoids this risk by being site specific.

Housing Need and Demand Assessment (HNDA)

Para 26 of SESplan states that on the basis of the evidence provided by the Housing Need and Demand Assessment and in order to provide a generous supply of land, the strategic development plan, among other things, gives priority to the development of brownfield land and to land within the thirteen strategic development areas.

The HNDA that was used for the SDP was conducted by Tribal using their need/demand forecasting model. This model is heavily dependent on the nationally-produced 2006-based household projections. The projections are demographic based and the way they work is to apply age specific 'headship' rates for different household types to the population projections. The projections are produced using a bottom up approach – that is, different household types for different age groups are projected separately and added up to achieve a projection of total households. By combining the end result with the population projections, average household size can be obtained.

Figure 2 below shows the household projections which informed the HNDA. It illustrates the projected trends in household size in the City of Edinburgh Council area. Based on these projections, it is reasonable to assume that, when financial restrictions ease, much of the overall need identified in the HNDA will take the form of demand for smaller homes. These lend themselves to medium to high density development which in turn can be suited to brownfield sites.

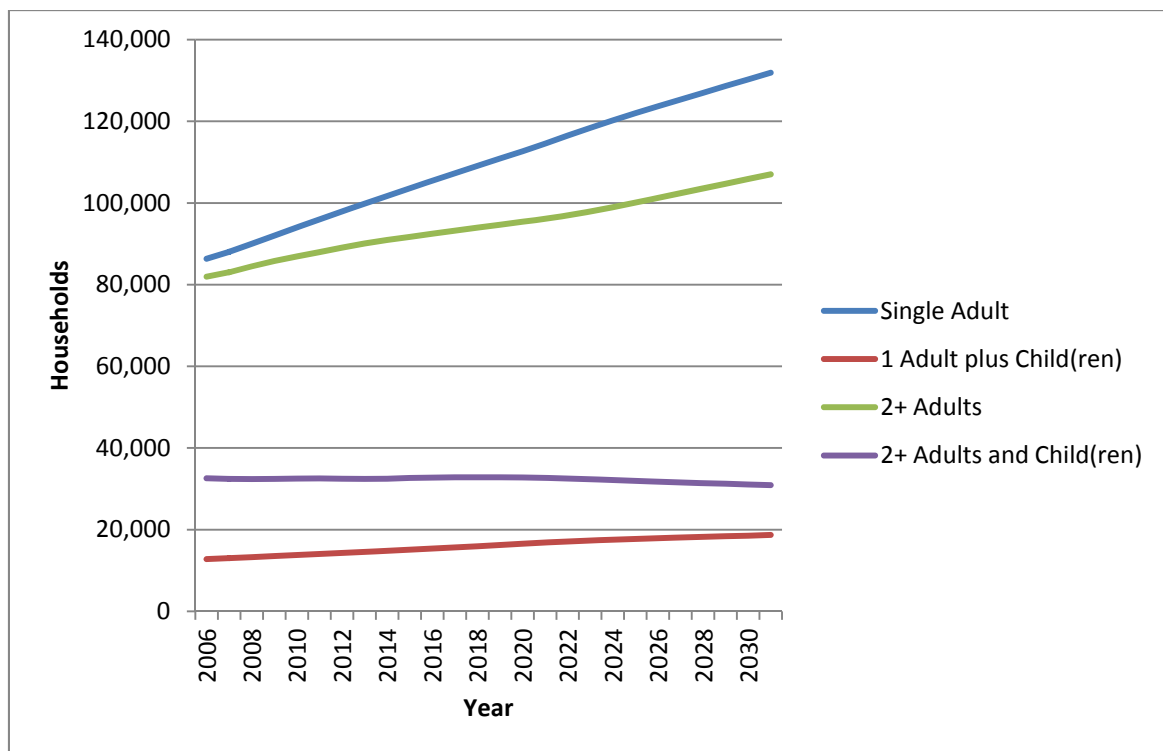


Figure 2: Household Size Projections in CEC area (source: General Register Office for Scotland)

Relevant Local Planning Policies

The Edinburgh City Local Plan and LDP both contain similar policies relating to housing mix and density. Policy Hou 2: Housing Mix seeks the provision of a mix of house types and sizes where practical to meet a range of housing needs. Policy Hou 4: Housing Density seeks an appropriate density of development on each site having regard to its characteristics and those of the

surrounding area, the need to create an attractive residential environment and safeguard living conditions within the development, the accessibility of the site to public transport and other relevant services, and the need to encourage and support the provision of local facilities necessary to high quality urban living.

Methodology

Site search

This study adopts a map based methodology using ArcGIS. All relevant datasets were mapped, including the Scottish Vacant and Derelict Land Survey (SVDLS), Housing Land Audit (HLA) 2013, Urban Area Types and Development Briefs.

The site search exercise commenced with the Council's Urban Area Type layer, which has been prepared by the Council over several years for general use. It categorises all the urban area into several different use and housing types. Using certain datasets, some areas were immediately discounted. The datasets used to filter out these areas included;

- Green Belt
- Countryside Area Policy
- Special Landscape Areas
- International and National biodiversity designations
- Protected town, local and commercial centres as defined on the Proposed LDP Proposals Map
- Business and Industry Area designations as defined on the Proposed LDP Proposals Map (to protect land for SDP Policy 2)
- Housing Land Audit (HLA) sites in the effective and constrained supply for the SDP (to avoid double counting)

The next stage involved desk-based work to identify those areas which are considered to have housing potential. This made use of aerial maps, online street photos and local knowledge.

A further desk top assessment was carried out of those potential areas to identify those sites where housing would be considered deliverable within the lifetime of the plan. This involved:

- A review of those sites which are owned by the Council to see whether they have planned disposal
- A review of those sites that are known to be empty
- Identification of those areas that are classified as vacant and derelict in the Scottish Vacant and Derelict Land Survey

Calculating the urban area potential

Once specific sites had been identified as being suitable for housing from the sources described above (227 sites), an estimation of their potential yield (the number of homes they could accommodate) was made. Two methods of calculating potential yield (unless known already through an approved application) have been used:

1. The first method is based on indicative site layouts using standard house/flat types, taking into consideration the surrounding context, including height, scale and location in the city, and the Council's Parking Standards.
 - o Flat - 20x12m
 - o House - 10x6m with 6m front gardens and 10m back gardens.
 - o Car parking space - 2.5m x 5m with 6m gap

Where listed buildings exist on the site, a conversion to flats was assumed.

2. The second method is used for the larger sites (>1ha). This method is based on three assumed densities (30 dwellings/ha, 65 dwellings/ha, and 100 dwellings/ha) and applied according to the surrounding context. 30 dwellings/ha is for a predominantly housing area, 65 is for a mix of houses and flats, and 100 is likely to be predominantly flatted. 30 dwellings/ha is also used for those sites where there may be additional constraints that may limit capacity, such as mature trees, setting and conversion of listed buildings or landscape setting.

In both methods, the HNSA household size projections and data relating to housing type/size have been taken into consideration, which, as outlined above suggests a greater need for flatted development.

The data obtained from the above calculations and site layout exercise was inputted into an MS Excel spreadsheet containing formula to calculate densities and car parking requirements for each site. This information can be found in appendix 4.

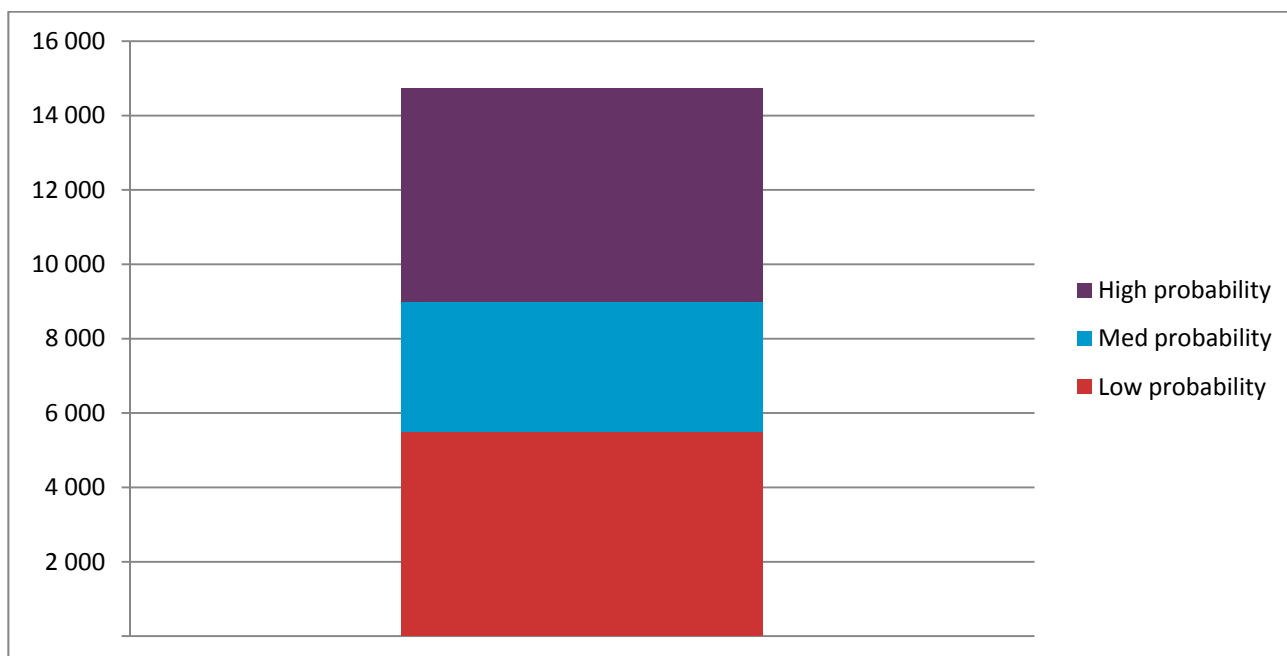
For each site, their probability for development was then categorised into High, Medium and Low probability;

- **High** – site is in the Scottish Vacant and Derelict Land Survey, buildings are derelict, known developer interest, or site confirmed for disposal as of February 2014. Also includes sites which have permission for housing or other uses, or are under construction for housing since the 2013 Housing Land Audit.
- **Medium** – part of the site is available, and we have information to suggest that there is a likelihood of relocation, but nothing yet confirmed.

- **Low** – site is occupied/privately owned and we have no information to suggest they will be moving/no discussions with landowners/occupiers.

A map of all the sites and their above categorisation can be found in appendix 3 and a higher quality version will be made available on the Council’s website at www.edinburgh.gov.uk/localdevelopmentplan when the Second Proposed Plan is formally published. The site references on the map correspond with the site name and capacities set out in the table in appendix 4. As part of this study, a 4ha site at Ellen’s Glen Road was identified within the South East Strategic Development Area (see site 289 in appendices 3 and 4). Preliminary contact with NHS Lothian indicates it is likely to be available for development in the LDP period. In order to establish the principle of a coordinated housing development involving some loss of open space, it is being allocated as a housing proposal in the Second Proposed LDP, with an estimated capacity of 261. This capacity is not included in the figures below.

TOTAL HOUSING POTENTIAL		
14,746		
HIGH PROBABILITY	MEDIUM PROBABILITY	LOW PROBABILITY
5,753	3,495	5,498



Windfall assumption

The study has provided evidence to justify the new windfall assumption for the Second Proposed Plan. This is set out below, and is based on the figures above. A 10% margin of error has been

applied to the figures, creating a minimum and maximum value. In order to identify a justifiable windfall assumption, the minimum figure has been used, which has been rounded to the nearest 100, providing a windfall figure of **5,200**.

	Total	Rounded to nearest 100
Maximum (10% margin)	6,328	6,300
High Probability Total	5,753	-
Minimum (10% margin)	5,178	5,200

4. DEMOLITIONS

The SDP SG Housing Land Technical Note Table 3.2 assumes that in Edinburgh there will 4,068 demolitions of existing housing stock over 2009-2024. This figure was based on extrapolation of long-term historic trends, and was not based on the actual demolition programme for this period.

Most housing demolitions in Edinburgh are of Council stock. Private sector demolitions are infrequent and usually constitute a very small number of units which are replaced by a larger number of units, or are demolished to enable access to a backland development site. In these cases, the loss of units is accounted for in the relevant housing land audit, where only the net increase is recorded.

Accordingly, it is appropriate to look at the Council's asset management programme for estimates for demolitions. Figure 3 shows actual and programmed demolitions 2009-2015, which total 1,849.

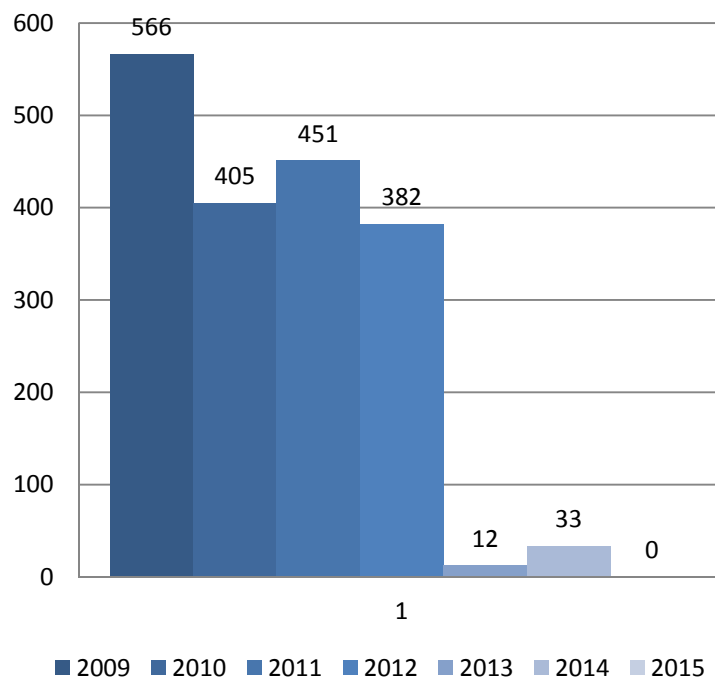


Figure 3: Council Housing Demolitions 2009-2015 (includes private housing bought back prior to demolition)

These demolitions have been carried out under the Council's [Asset Management Strategy for Council Housing](#) (2011-2015), approved in October 2011. They come at the end of a long period in which Council housing stock has been sold or refurbished to meet quality standards, or demolished (see Figure 4).

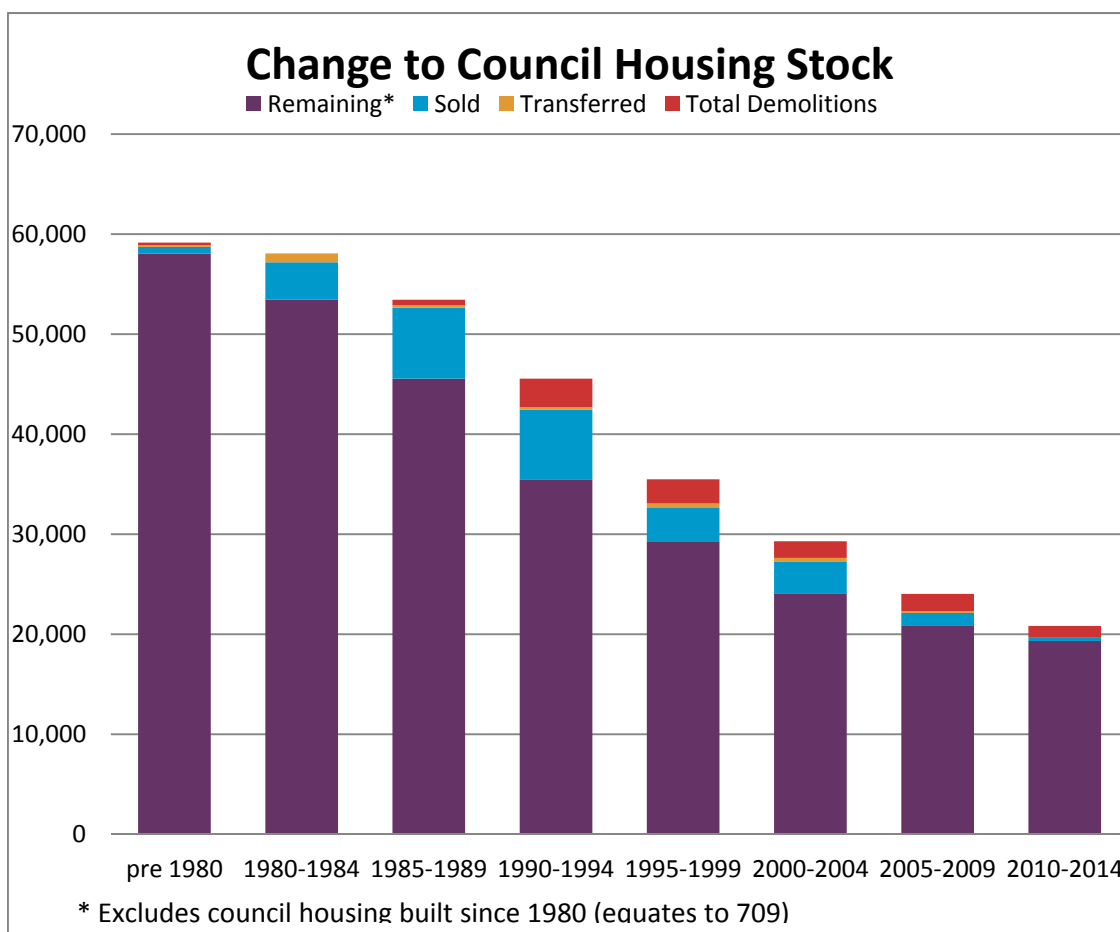


Figure 4: Changes to Council housing stock in Edinburgh – pre1980 to 2014 (Source: CEC)

The remaining stock has received significant investment, and is due to meet the Scottish Housing Quality Standard by 2015 (see paragraph 2.14 of report to [Finance and Resources Committee](#), February 2014).

It is therefore appropriate to assume that there will not be further large scale demolitions of Council housing stock in the remainder of the period 2009 – 2024. To allow some flexibility for any small scale demolitions which may be considered necessary in the next housing asset management plan, an assumption of 2,000 demolitions should be made for the period 2009-2024. This would give an allowance of 150 units in addition to those already demolished.

Appendix 1 Contribution of sites in Housing Land Audit 2013 to LDP Housing Land Requirement

HLA ref.	Site name	Developer	Capacity	March 2013	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2013 to 2024
HLA Sites																
3056.2	Marchfield Park Lane	Mactaggart + Mickel.	11	0	0	0	5	6	0	0	0	0	0	0	0	11
3100	Ferry Road	Period House Development Co.	5	0	0	0	0	0	0	5	0	0	0	0	0	5
3105	West Shore Road - Forth Quarter	Secondsite Property	1037	0	0	0	0	0	0	0	0	50	75	75	250	
3106	Lanark Road West	Viewpoint Housing Association	32	0	32	0	0	0	0	0	0	0	0	0	0	32
3161	Barnton Avenue West	Mr Russell	5	0	0	0	0	0	5	0	0	0	0	0	0	5
3206	Bath Street	Hopemangreen (East) Ltd.	6	0	0	0	0	0	0	6	0	0	0	0	0	6
3349	Gilmerton Road	Broughton Properties Ltd.	7	0	7	0	0	0	0	0	0	0	0	0	0	7
3424	Western Harbour	Forth Properties Limited.	1409	0	0	0	0	0	0	50	50	50	75	75	350	
3424.7	Lindsay Road	Port of Leith HA	111	36	35	40	0	0	0	0	0	0	0	0	0	75
3544A	HSG2: Chesser Avenue - FRUIT MARKET Ediston Properties Ltd + West Register		130	0	0	0	0	25	25	25	30	0	0	0	0	130
3566B	West Pilton Road Phases 3 and 4	Capital City Homes	93	0	23	35	35	0	0	0	0	0	0	0	0	93
3603	Pilton Drive	Taylor Wimpey	655	596	29	30	0	0	0	0	0	0	0	0	0	59
3667	Cramond Road North	Taylor Wimpey	155	139	0	16	0	0	0	0	0	0	0	0	0	16
3668	Freelands Farm	J Muir + Sons.	5	2	1	2	0	0	0	0	0	0	0	0	0	3
3733A	Waterfront - WEL - Central Dev Area Various	Various	1604	0	0	0	0	0	0	0	50	50	50	50	250	
3733A.1	Granton Park Avenue	Buredi + Waterfront Edinburgh Ltd.	95	14	0	0	40	41	0	0	0	0	0	0	0	81
3733A.4	Granton Park Avenue	Places For People Developments	56	19	37	0	0	0	0	0	0	0	0	0	0	37
3744	Granton Harbour*	Various	2626	0	0	0	0	0	0	0	50	75	75	75	325	
3744.5	Granton Harbour - Plot 28	GSF Homes Ltd.	120	80	40	0	0	0	0	0	0	0	0	0	0	40
3745.1	RWELP HSP 1: Queensferry Road	Barratt East Scotland.	220	108	62	39	11	0	0	0	0	0	0	0	0	112
3745.2	RWELP HSP 1: Queensferry Road	Walker Group (Scotland) Ltd.	83	42	25	16	0	0	0	0	0	0	0	0	0	41
3745.4	RWELP HSP 1: Queensferry Road	Walker Group	70	0	0	10	25	25	10	0	0	0	0	0	0	70
3745.5	RWELP HSP 1: Queensferry Road	Barratt East Scotland.	40	0	0	0	20	20	0	0	0	0	0	0	0	40
3745.6	RWELP HSP 1: Queensferry Road	Walker Group	125	0	0	31	31	50	15	29	0	0	0	0	0	125
3746	RWELP HSP 3: Kirkliston Distillery	LP site	106	0	0	20	30	30	26	0	0	0	0	0	0	106
3753	HSG5: New Greendykes	Persimmon Homes.	762	0	22	27	50	50	50	100	100	100	100	63	762	
3754	HSG6: Greendykes	Craigmillar JVC	841	0	0	0	0	0	0	50	50	50	50	50	300	
3754.2	HSG6: Greendykes Road	PARC Craigmillar.	57	0	0	27	30	0	0	0	0	0	0	0	0	57
3756	HSG7: Niddrie Mains	Craigmillar JVC	300	0	0	0	0	50	50	50	50	50	0	0	0	300
3756.4	HSG7: Niddrie Mains Road	Parc, EDI Group	110	25	40	45	0	0	0	0	0	0	0	0	0	85
3758.3	HSG3: Hyvot Terrace	D.C.H.A.	102	86	16	0	0	0	0	0	0	0	0	0	0	16
3771	Devon Place	Taylor Wimpey	25	0	0	25	0	0	0	0	0	0	0	0	0	25
3781	Bath Road	Mr Spence	6	0	0	0	0	6	0	0	0	0	0	0	0	6
3816	Albert Dock	Cala Homes (East) Ltd.	41	0	0	21	20	0	0	0	0	0	0	0	0	41
3957	CA4: Quartermile	Southside Capital Ltd.	1069	438	100	100	75	75	75	75	56	0	0	0	0	631
3964	HSG4: Hawkhill Avenue	The Lochend Butterfly Project Ltd.	266	121	25	30	30	30	30	0	0	0	0	0	0	145
3965	HSG4: Albion Road	Eastgate Developments Limited.	199	0	0	0	0	50	50	50	49	0	0	0	0	199
4191	West Mill Road	Change Homes (West Mill Road) Ltd + Ca	7	0	0	0	0	7	0	0	0	0	0	0	0	7
4234	Belford Road	Caledonian Scottish Developments Ltd.	20	0	0	0	10	10	0	0	0	0	0	0	0	20
4249	HSG 10: Clermiston Campus	Persimmon Homes (East Scotland).	323	219	50	46	8	0	0	0	0	0	0	0	0	104
4323	South Trinity Road	CALA Management Ltd (Ms Gillian Tait)	81	24	25	32	0	0	0	0	0	0	0	0	0	57
4327	RWELP HSP 7: Freelands Road	Cala Management Ltd.	133	75	29	29	0	0	0	0	0	0	0	0	0	58
4332	HSG12: Telford College (South)	The Miller Group Ltd.	351	220	50	50	31	0	0	0	0	0	0	0	0	131
4338.2	CA3: Fountainbridge	Fountain North Limited.	181	108	30	43	0	0	0	0	0	0	0	0	0	73
4340	Balcarres Street	Mr Smith	5	0	0	5	0	0	0	0	0	0	0	0	0	5
4352	Balcarres Street	McCarthy & Stone	39	0	0	19	20	20	0	0	0	0	0	0	0	39
4355	Queensferry Road	Barnton Properties Ltd.	9	0	0	9	0	0	0	0	0	0	0	0	0	9
4365	Duke Street	Sundial Properties.	53	0	0	0	0	30	23	0	0	0	0	0	0	53
4402	Brunstane Road South	South Castle Properties Limited.	10	1	0	9	0	0	0	0	0	0	0	0	0	9

Complete by

Capacity March 2013

5136	Newhaven Road	The Scotsman Publications + Barrats Ea	130	0	0	25	25	40	40	0	0	0	0	0	0	0	0	0	130
5139	Beaverhall Road	Springfield Properties & MD & JG Rutte	80	0	28	31	21	0	0	0	0	0	0	0	0	0	0	0	80
5142	Little Road	Dunedin Canmore Housing Association.	32	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	32
5143	South Oswald Road	Barnado's.	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10
5146	Baileyfield Road	McCarthy & Stone Retirement Lifestyles	49	0	19	30	0	0	0	0	0	0	0	0	0	0	0	0	49
5147	Niddrie House Park	Link Housing Association.	28	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	28
5159	Pennywell Road	City Of Edinburgh Council.	290	0	0	0	40	50	50	50	0	0	0	0	0	0	0	0	290
5160	Hill Street	Mr Gary Willis	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5175	Ellersly Road	S1 Developments Ltd And Rumney Manor L	51	0	0	25	26	0	0	0	0	0	0	0	0	0	0	0	51
5192	Buckstone Grove	CALA Management Ltd.	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
5197	Muirhouse Avenue	Springfield Properties.	202	0	58	36	36	36	36	0	0	0	0	0	0	0	0	0	202
5215	Rutland Square	Mr Nic Wood	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5
P42	Craigcrook Road	Mac & Mic	269	238	10	14	7	0	0	0	0	0	0	0	0	0	0	0	31
Contribution from small sites (less than 5 units)				2	65	107	218	5	0	0	0	0	0	0	0	0	0	0	397
Total contribution from effective sites				1,205	1,364	1,344	1,413	981	965	963	860	720	647	513	10,975				

Sites recorded as constrained in HLA 2013

HLA ref.	Site name	Developer	Remaining Capacity	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2013 to 2024
Constrained sites contributing to LDP requirement															
1000	RWELP HSG 1: Kinleith Mills	Treotops Development Company.	157	0	0	0	0	0	25	25	25	25	25	32	157
3105.5	West Shore Road	Kenmore Homes Group.	32	0	0	0	0	32	0	0	0	0	0	0	32
3424.1	Western Harbour - Platinum Point	Gregor Shore Plc.	226	0	0	0	0	0	0	26	50	50	50	50	226
3424.6	Western Harbour View	A B Leith Ltd	258	0	0	0	0	0	25	25	50	50	50	58	258
3585	West Granton Road	The Thomas Mitchell Group.	8	0	0	0	0	0	8	0	0	0	0	0	8
3733A.5	Waterfront Avenue: Upper Strand Pt	Upper Strand Developments Ltd	64	0	0	0	0	0	0	30	34	0	0	0	64
3744.2	Granton Harbour	Gregor Shore PLC.	160	0	0	0	0	0	0	40	40	40	40	0	160
3744.3	Granton Harbour - Plot 3	David Wilson Homes.	131	0	0	0	0	0	0	25	25	25	25	31	131
3744.4	Granton Harbour - Plot 31	Applecross Properties.	97	0	0	0	0	0	0	25	25	25	22	0	97
3744.6	Granton Harbour - Plot 29	Hart Estates Ltd.	36	0	0	0	0	0	36	0	0	0	0	0	36
3747	RWELP HSP.5: Hillwood Rd	Lp Site	100	0	0	0	0	0	0	0	25	25	25	25	100
3750	RWELP HSP.6: Craigpark Quarry	Craigpark Partnership.	113	0	0	0	0	13	25	25	25	25	0	0	113
3755	HSG9: Thistle Foundation	Edinvar	136	0	0	0	0	0	35	35	0	0	0	0	70
3760	RWELP HSG 2: Springfield	Lp Site	150	0	0	0	0	0	0	10	20	25	25	25	105
3762	RWELP HSG 5: Stewart Terrace	Lp Site	120	0	0	0	0	0	20	25	25	25	25	0	120
4171	Liberton Road	Eastern Properties (Scotland) Ltd.	28	0	0	0	0	28	0	0	0	0	0	0	28
4338	CA3: Fountainbridge	Fountain North Ltd + Scottish Newcastl	400	0	0	0	0	0	50	50	50	75	75	75	375
4503	Burdiehouse Road	BJ Hendry	18	0	0	0	0	18	0	0	0	0	0	0	18
4509	HSG13: Eastern General Hospital	NHS Lothian & Dunedin Canmore Housing	155	0	0	0	0	25	25	25	25	25	30	0	155
4638, 4699,															
3825	Caltongate	BL Developments Ltd.	185	0	0	0	0	0	40	40	40	40	25	0	185
4773	HSG18: Shrub Place Lane	Waterfront Edinburgh Limited.	410	0	0	0	0	0	50	50	50	75	75	75	350
4792	West Harbour Road	Silverfields LLP.	42	0	0	0	0	0	0	0	42	0	0	0	42
4819	Tennant Street	Forth Ports	49	0	0	0	0	0	49	0	0	0	0	0	49
4893	WAC 1b: Leith Docks*	Forth Ports	18000	0	0	0	50	50	100	100	200	200	200	250	1,150
4942	Ferrymuir	Forth Bridges Business Park Developmen	130	0	0	0	0	0	25	25	25	30	30	0	130
Total contribution from constrained sites				0	0	0	50	166	513	581	776	730	722	621	4,159
Total				1,205	1,364	1,344	1,463	1,147	1,478	1,544	1,636	1,450	1,369	1,134	15,134

* Total capacities for Granton Harbour and Leith Docks are as identified in HLA 2013. Capacity revisions due to applications/LDP changes will be updated in HLA 2014, but due to the sites' sizes do not affect assumptions of programming in period to 2024.

Constrained sites not contributing to requirement

1837	RWELP HSG 6: Port Edgar	Private	300
3533	RWELP HSP 4: Newbridge Nursery	Kinleith Industrial Estates Ltd.	25
3623	Ocean Drive	Wimpey City	193
3677	Jeffrey Street	Capital Land (holdings Ltd).	53
3733B	Waterfront - WEL - North Shore	Various	850
3752	Burdiehouse Street	Lp Site	50
3761	RWELP HSG 3: Baird Road	Lp Site	6
3763	RWELP HSG 7: Society Road	Lp Site	50
4157	HSG8: Castlebrae	LP site	145
4339	Coburg Street	Mills Multon.	23
4502	West Coates	Donaldsons College + Cala Evans Restor	137
4513	Great Junction Street	Mr Barratt.	28
4514	Tower Place	Malmaison Holdings Ltd.	16
4526	Milton Road East	Jewel & Esk Valley College	53
4544	Ellersly Road	Private	13
4572	Palmerston Place	Mr Paton	5
4793	St. James Centre	Henderson Global Investors.	250
4897	HSG16: Edinburgh Zoo		80
5027	London Road	Caledonian Trust plc.	150
5132	RWELP HSP 8: Continental Tyres	Lp Site	500

Appendix 2 Relevant Representations to Main Issues Report and first Proposed Plan

Representations to Main Issues Report (MIR)

In the MIR, the Council consulted on the question of how the LDP should deal with housing land in the built up areas (Question 5). The preferred option in the MIR was to review existing local plan housing proposals based on the following principles;

- Delete proposals which are complete or likely to be largely complete by 2015.
- Consider whether there is evidence to support the deletion of any other existing housing proposals
- Include all other existing local plan housing proposals.
- Review site capacities and where appropriate suggest a reduced capacity based on mid-density developments.

The preferred approach was to also include other large sites from established housing land supply as housing proposals, and identify any new housing proposals within the built up area.

The reasonable alternative was to review existing local plan housing proposals based on the following principles – only retain proposals which were specifically identified to meet strategic requirements and do not include any other existing local plan housing proposals.

There were a number of responses submitted to Question 5 in the Main Issues Report:

- The Edinburgh Urban Design Panel considered density to be a significant factor in influencing whether a compact, walkable city can be achieved.
- The Cockburn Association recommended that minimum densities be set for windfall sites and brownfield land across the city
- Likewise, Greener Leith recommends that the LDP should set a minimum density policy city wide to promote compact, liveable and sustainable development.
- Corstorphine Community Council were opposed to increasing housing densities in low density areas, and considered that lower density terrace type housing is most appropriate for sites previously flatted.
- Likewise, Gorgie Dalry Community Council support the change from high density to mid density
- Leith Central Community Council agrees that where relatively high density flatted development has been proposed on brownfield sites, site capacity should be reviewed. Consider that there is an over-supply of one and two bedroom flats and that the total capacity of brownfield sites should be fully explored.

- Likewise, Liberton District Community Council note the little reference to the role of brownfield sites in meeting housing needs.
- Trinity Community Council support the development of brownfield sites for housing and considers that there should be a mix of housing types, sizes and tenure, with an emphasis on family housing.
- West End Community Council support the increase in variety of dwelling types and the move away from the tendency to concentrate on flatted accommodation for 1 or 2 people.
- Port of Leith Housing Association is supportive of a flexible approach to existing site capacities and densities where appropriate.
- EDI Group recognises that Fountainbridge can provide housing as part of a mixed use development
- Forth Ports supports the review of existing local plan housing proposals, particularly the deletion of sites where land is no longer available for housing. It is no longer Forth Ports intention to support housing-led mixed use development on the majority of its land in Leith, but does still support housing-led mixed use in Leith Western Harbour.

As illustrated above, the representations highlight the important role of existing housing sites in meeting housing need, supporting the house-building industry, reusing brownfield land and reducing the need for development on Greenfield land.

In preparing the first Proposed LDP, the Council reviewed existing local plan proposals as indicated in the MIR preferred option. Table 3 in the first Proposed Plan provides information on 28 housing sites of varying sizes and character located across the city. These were all either existing local plan proposals or are larger sites with planning permission for housing. Where previous local plan proposals are not being included in this plan, the sites are included in the urban area and therefore, the principle of housing is likely to be supported subject to relevant LDP policies. Some changes were made to the site capacities, for example at Granton Waterfront, where more housing and less business is now anticipated.

The suggested sites are all too small to be identified as a LDP housing proposal. Any future application for housing would be assessed in terms of relevant LDP policies.

Representations to Proposed Local Development Plan (LDP)

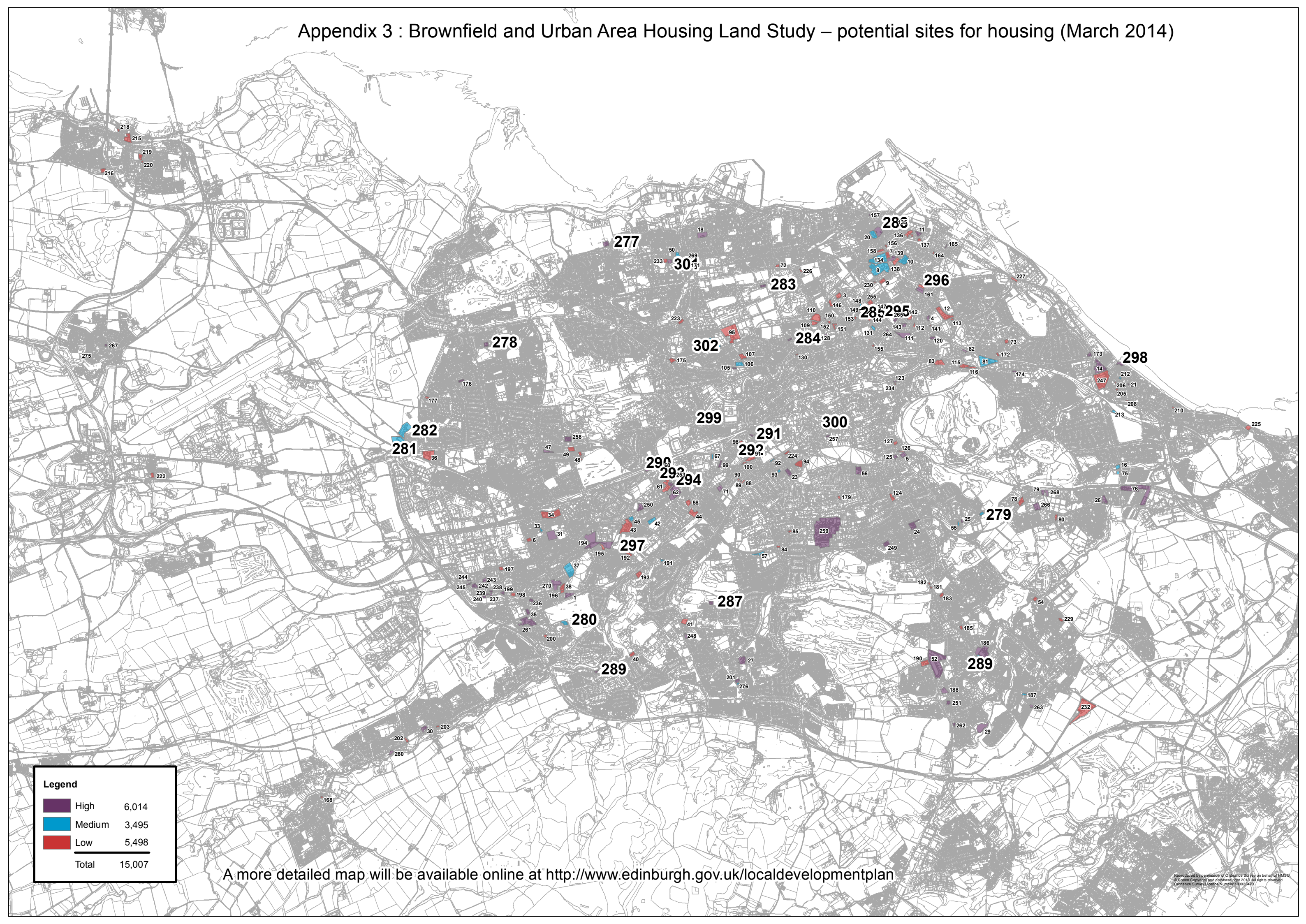
A number of representations were submitted to the Proposed LDP making reference to brownfield housing potential and density, particularly from organisations:

- *Issue 2* - an individual suggested that “*brownfield sites and underused buildings should be developed before Greenfield sites*”.
- *Issue 5* - Edinburgh South West Communities Forum suggests that the LDP should explore incentives for development of brownfield land and that traffic should be minimised by utilising brownfield sites near the city centre.
- *Issue 5* - Roseberry Estates Partnership have requested that the Council undertake an assessment of the ability of brownfield and SDAs to deliver additional short term housing numbers.
- *Issue 21* - Gladman Developments Limited seeks clarification in policy Hou 4, particularly relating to what constitutes other services and how provision of local facilities can be measured and provided. They do not consider there should be a minimum or maximum density.
- *Issue 21* – Persimmon Homes East Scotland consider that there should be a more detailed definition of “appropriate density of development” such as providing high, medium, low density levels. They suggest that definitions should not be overly prescriptive and that if information is contained elsewhere, such as supplementary guidance, it should be clear where this information is.

Issue 16 covers representations relating to suggested additional housing sites within the urban area. A total of 14 representations were submitted including one from a community council. These are promoting 15 sites for housing and, in some cases, other uses.

- Former Curriehill Primary School
- Craigpark Quarry
- Freeland Road, Ratho
- Ferrymuir
- Kinleith, Currie
- Alnwickhill
- Fruitmarket, Chesser
- Bonnington Road Lane
- Telferton, Portobello (open space)
- Stenhouse Market Gardens (open space)
- Allison Park, Kirkliston (open space)
- Pinkhill (open space)
- East Suffolk Road (open space)
- South Beechwood (open space)
- Jewel Park, Duddingston (open space)

Appendix 3 : Brownfield and Urban Area Housing Land Study – potential sites for housing (March 2014)



Legend		
	High	6,014
	Medium	3,495
	Low	5,498
Total		15,007

A more detailed map will be available online at <http://www.edinburgh.gov.uk/localdevelopmentplan>

Map produced by a consultant of Ordnance Survey on behalf of HUDO.
© Crown Copyright and database right 2013. All rights reserved.
Ordnance Survey Licence Number 100024207

	1	3	4	5	6	7	8	9	10	11	12	14	16	18	20	21	23	24	25	26
Site reference	1	3	4	5	6	7	8	9	10	11	12	14	16	18	20	21	23	24	25	26
Site name																				
Total number of houses	32			5	16			9					18							18
Total number of flats				66		55		55		88						4	32			22
Total number of dwellings (15007)	32	66	44	71	16	55	364	64	205	88	266	210	18	90	129	4	32	70	22	30
Site area	1.06	0.71	0.39	0.74	0.45	0.58	5.6	0.67	2.05	0.59	2.66	3.24	0.46	1.39	1.29	0.06	0.86	1.42	0.18	0.91
Dwellings / ha (site area)	30	93	113	96	36	95	65	96	100	149	100	65	39	65	100	67	37	49	122	33
Dwellings / ha (site area - projected)							65	100	100		100	65	65	65	100					
Parking standards area	4	3c	3a	2	3a	3c	3c	3a	3c	3a	3a	3a	4	3b	3a	3a	2	3a	3a	4
Car parking spaces required for houses	53	0	0	0	20	0	0	12	0	0	0	0	30	0	0	0	0	0	0	30
Car parking spaces required for flats	0	53	36	0	0	44	0	44	0	71	0	0	0	0	0	4	0	0	18	11
Car parking spaces required	53	53	36	0	20	44	0	56	0	71	0	0	30	0	0	4	0	0	18	41
Car parking spaces/dwelling required	1.7	0.8	0.8	0	1.3	0.8	0	0.9	0	0.8	0	1.7	0	0	0	1	0	0	0.8	1.4
Car parking spaces shown		53	36	15	16	44		53		53		30				2			18	41
Car parking spaces/dwelling shown		0.8	0.82	0.21	1	0.8		0.83		0.6		1.67				0.5			0.82	1.37
Development potential over time	High	Low	High	High	Low	Low	Med	Low	Med	High	Low	High	Med	High	Med	High	High	High	High	High

	182	183	185	186	187	188	190	191	192	193	194	195	196	197	198	199	200	201	202	203	205	206	208	210	212	213	215	
Liberton Brae (North)	3	9	7	22	24	24	24	22	11	13	13	14	22	33	14	44	44	22	11	7	3	11	1	2	5	33	45	
Double Hedges Road	3	9	7	22	24	24	24	22	11	13	13	14	22	33	14	44	44	22	11	7	3	11	1	2	5	33	45	
Ellen's Glen Road (Blood Transfusion Centre)	0.08	0.4	0.26	0.26	0.84	1.2	0.23	0.51	0.82	6.33	0.47	0.27	0.4	0.44	0.41	0.23	0.38	0.27	0.14	0.13	0.07	0.07	0.07	0.1	0.13	0.31	1.5	
Mount Vernon Street	30	23	27	65	85	29	30	96	24	67	30	28	81	83	32	107	96	63	37	50	23	157	14	20	38	106	30	
Gilmerton Dykes Street	30	3a	4	4	4	4	4	3a	3a	3a	3a	4	4	3a	3a	4	4	4	4	4	3a	3a	3a	3a	3a	3a	4	4
Rae's Crescent	4	12	12	0	36	40	0	0	15	14	0	22	0	0	18	0	0	22	17	12	4	0	2	3	7	0	0	
Alnwickhill Road	0	0	0	0	0	0	0	18	0	36	0	0	20	27	0	39	20	10	0	0	0	9	0	0	0	0	0	
Craiglockhart Avenue	4	12	12	0	36	40	0	18	15	50	0	22	20	27	18	39	20	32	17	12	4	9	2	3	7	30	0	
Inglis Green Road	1.3	1.3	1.7	0	1.6	1.7	0	0.8	1.3	0.9	0	1.7	0.9	0.8	1.3	0.9	0.9	1.3	1.7	1.7	1.3	0.8	2	1.5	1.4	0.9	0	
Longstone Road (Roundabout)	3	12	7	36	24	24	18	15	50	17	14	27	14	27	14	29	20	23	10	7	3	0	1	2	7	30		
Longstone Road	1	1.33	1	0.82	1.25	0.91	1.31	0.64	0.82	1	0.66	0.91	0.96	1	1	1	0	1	1	1	1	0	1	1	1	1.4	0.91	
Lanark Road	Low	Low	High	Med	High	Low	High	Low	Low	High	Low	Low	High	Low	High	Low	Low	High	Low	Low	Low	Low	Low	Low	Low	Med	Med	Low

216	218	219	220	222	223	224	225	226	227	229	230	232	233	234	236	237	238	239	240	242	243	244	245	247	248	249	
10	5	19	4	14	55	44	21	11	44	10	11	11	55	11	33	33	22	11	22	55	44	22	6	11	30		
10	5	19	4	14	55	44	21	11	44	10	11	207	55	11	33	33	22	11	22	55	44	22	6	387	11	30	
0.53	0.16	0.58	0.1	0.44	0.48	0.36	0.63	0.15	0.39	0.35	0.09	6.93	0.42	0.07	0.39	0.21	0.15	0.1	0.21	0.66	0.43	0.11	0.2	5.96	0.36	0.85	
19	31	33	40	32	115	122	33	73	113	29	122	30	131	157	85	157	147	110	105	83	102	200	30	65	31	35	
4	4	4	4	5c	3b	2	4	3a	5c	4	3c	6	3b	1	4	4	4	4	4	4	4	4	4	4	3a	4	3c
17	9	31	7	23	0	0	35	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	10	0	18	37	
0	0	0	0	0	44	0	0	9	39	0	9	0	44	0	30	30	20	10	20	49	39	20	0	0	0	0	
17	9	31	7	23	44	0	35	9	39	17	9	0	44	0	30	30	20	10	20	49	39	20	10	0	18	37	
1.7	1.8	1.6	1.8	1.6	0.8	0	1.7	0.8	0.9	1.7	0.8	0	0.8	0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.7	0	1.6	1.2	
17	9	31	5	23	44	0	35	9	39	17	9	38	0	26	19	9	0	12	41	39	10	6	11	11	30		
1.7	1.8	1.63	1.25	1.64	0.8	0	1.67	0.82	0.89	1.7	0.82	0.69	0	0.79	0.58	0.41	0	0.55	0.75	0.89	0.45	1	1	1	1		
Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	High	High	High	High	High	High	High	High	High	Low	High	High	

online - www.edinburgh.gov.uk/localdevelopmentplan

email - localdevelopmentplan@edinburgh.gov.uk

Maps reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2013.

All rights reserved. Ordnance Survey Licence Number 100023420.



HAPPY TO TRANSLATE

ترجمہ کے لئے حاضر آماندوں سے آؤباده کررہ

بسعءنا ءوفير الءرءمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact Interpretation and Translation Service (ITS) on 0131 242 8181 and quote reference number 14-1418. ITS can also give information on community language translations. You can get more copies of this document by calling 0131 529 3500.

