

Corporate Policy and Strategy Committee

10.00 am, Tuesday 28 March 2017

Open Space 2021, Open Space Action Plans – referral from the Planning Committee

Item number	7.12
Report number	
Wards	All

Executive summary

The Planning Committee on 2 March 2017 considered a report from the Executive Director of Place proposing the basis for Open Space Action Plans for each Locality to support delivery of the strategy and capture cross-sector activity contributing to the improvement of the city's green network over the next five years.

Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report
Appendices	See attached report

Terms of Referral

Open Space 2021, Open Space Action Plans

Terms of referral

- 1.1 The Planning Committee on 2 March 2017 considered the attached report by the Executive Director of Place proposing the basis for Open Space Action Plans for each Locality to support delivery of the strategy and capture cross-sector activity contributing to the improvement of the city's green network over the next five years.
- 1.2 The Open Space Action Plans include analysis showing how each Locality compares to the citywide level of access to quality greenspace and play space, highlighting recent changes to provision.
- 1.3 Actions, including estimated costs, may be subject to review, further feasibility studies and changes following local consultations.
- 1.4 Through periodic review, further actions may be included as related strategies are progressed, in particular the Council's revised Allotment Strategy, Sports and Physical Activity Strategy and Play Area Action Plan.
- 1.5 The Planning Committee agreed:
 - 1.5.1 To approve the basis of Open Space Action Plans for each Locality to support delivery of 'Open Space 2021' (Appendices 1 – 4 of the report by the Executive Director of Place); and
 - 1.5.2 To refer the 'Open Space 2021' and the approved Action Plans to the Corporate Policy and Strategy Committee for consideration and inclusion in the localities improvement plans .

For Decision/Action

- 2.1 The Corporate Policy and Strategy Committee is requested to consider the approved Action Plans for inclusion in the localities improvement plans.

Background reading / external references

Planning Committee 2 March 2017.

Laurence Rockey

Head of Strategy and Insight

Contact: Blair Ritchie, Assistant Committee Clerk

Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report
Appendices	See attached report

Planning Committee

10.00am, Thursday, 2 March 2017

Open Space 2021, Open Space Action Plans

Item number

Report number

Executive/routine

Wards

Executive

All

Executive Summary

‘Open Space 2021’, Edinburgh’s new Open Space Strategy, was approved by the Planning Committee on [8 December 2016](#).

This report proposes the basis for Open Space Action Plans for each Locality to support delivery of the strategy and capture cross-sector activity contributing to the improvement of the city’s green network over the next five years.

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Links

Coalition Pledges [P33, P40, P42, P48](#)

Council Priorities [CP1, CP2, CP4, CP9, CP11, CP12](#)

Single Outcome Agreement [SO2, SO3, SO4](#)

Open Space 2021, Open Space Action Plans

1. Recommendations

- 1.1 It is recommended that the Planning Committee:
- 1.1.1 approves the basis of Open Space Action Plans for each Locality to support delivery of 'Open Space 2021' (Appendices 1 - 4); and
 - 1.1.2 refers 'Open Space 2021' and the approved Action Plans to the Corporate Policy and Strategy Committee for information.

2. Background

- 2.1 'Open Space 2021' - Edinburgh's new Open Space Strategy was approved by Planning Committee on [8 December 2016](#).
- 2.2 The Strategy informs decisions regarding:
- the management of existing parks and greenspaces;
 - the requirements for open space provision in new developments; and
 - management and development proposals which could result in reduced access to open space.
- 2.3 To support the Strategy in taking a co-ordinated approach to protecting and developing the city's network of open space, Open Space Action Plans have been aligned with Edinburgh's four Locality areas.

3. Main report

- 3.1 The Open Space Action Plans include analysis showing how each Locality compares to the citywide level of access to quality greenspace and play space, highlighting recent changes to provision.
- 3.2 Actions, including estimated costs, may be subject to review, further feasibility studies and changes following local consultations.
- 3.3 These are the first versions of the Open Space Action Plans, which set out the following citywide and strategic actions:
- 3.3.1 improvements to Saughton Park, Leith Links and Calton Hill;
 - 3.3.2 implementation of a network of new parks, local greenspaces and play areas through delivery of the adopted Edinburgh Local Development Plan (LDP) and other individual planning decisions;

- 3.3.3 enhancements to active travel and habitat connectivity through management and extension of the city's green network and expansion of the Edinburgh Living Landscape initiative;
 - 3.3.4 empowering communities to establish community gardens, orchards and woodlands in under-utilised spaces, in particular to support local food growing;
 - 3.3.5 extending annual quality surveys and the Friends Group network to cemeteries and burial grounds to improve their heritage and recreation potential, working with Edinburgh World Heritage to improve five burial grounds in the World Heritage Site; and
 - 3.3.6 actions carried forward from the Play Area Action Plan (2011-16) and Open Space Strategy (2010).
- 3.4 Through periodic review, further actions may be included as related strategies are progressed, in particular the Council's revised Allotment Strategy, Sports and Physical Activity Strategy and Play Area Action Plan.
- 3.5 As working documents, the Action Plans will subsequently incorporate local environmental priorities determined by Locality Improvement Plans (LIPs).

4. Measures of success

- 4.1 Measures of success will include:
- ongoing improvements in access to greenspace, green networks and play space through both management and the implementation of new developments;
 - improvements to the city's historic burial grounds;
 - further community adoption of local greenspaces; and
 - the integration of citywide placemaking objectives with local priorities determined through Localities.

5. Financial impact

- 5.1 The report raises no additional funding requirements from the City of Edinburgh Council.
- 5.2 Achieving the strategy's objectives will involve a combination of measures, including: private sector delivery, external grant funding, partnership delivery, ongoing community fund-raising and voluntary support, and efficiencies in maintenance practices. Identified Council actions will proceed at a rate at which resources allow.

6. Risk, policy, compliance and governance impact

- 6.1 This report does not raise any concern in relation to risk, policy, compliance and governance.

7. Equalities impact

- 7.1 The Open Space Action Plans support the Open Space Strategy's aims to protect and improve access to quality greenspace across the city and to ensure its delivery, as appropriate, as part of new planning proposals. The rights of the child will be enhanced by improving children's right to play, including those with disabilities. There are no predicted negative impacts on equalities.

8. Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below. The proposals in this report will:
- reduce carbon emissions by extending and improving the green network for walking and cycling, encouraging the use of greenspace for food growing and by reaffirming quality standards that include environmentally sustainable management practices;
 - increase the city's resilience to climate change impacts through the protection of existing greenspace and the planning of new provision as the city grows, helping to conserve soils, wildlife habitats, increase tree and woodland cover and to intercept and absorb rainfall; and
 - help achieve a sustainable Edinburgh by improving access to quality greenspace for all, reflecting a range of recreational needs that contribute to wellbeing, providing inclusive places to meet and participate in socially cohesive activities involving local decision making. Well managed greenspaces provide the setting for investment and help meet the recreational needs of the city's workforce, including sporting and cultural events. Allotments and community growing support the local food economy and proposals to increase the diversity of native habitats within greenspaces, and their connections with surrounding habitats will further the conservation of biodiversity.

9. Consultation and engagement

- 9.1 The Action Plans will support delivery of the Strategy's standards and principles which received broad support during the consultation period and were informed by stakeholder engagement.
- 9.2 The first versions of the Action Plans consolidate a number of existing greenspace commitments alongside greenspace proposals established by the LDP.

- 9.3 New actions will be added as part of ongoing dialogue with local communities and Friends of Parks Groups through the review of related strategies and action plans and to reflect environmental priorities set by the LIPs.

10. Background reading/external references

- 10.1 Open Space 2021, Edinburgh's Open Space Strategy, [Report to Planning Committee](#), 8 December 2016

Paul Lawrence

Executive Director Place

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11. Links

Coalition Pledges	<p>P33 - Strengthen Neighbourhood Partnerships and further involve local people in decisions on how Council resources are used</p> <p>P40 - Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage</p> <p>P42 - Continue to support and invest in our sporting infrastructure</p> <p>P48 - Use Green Flag and other strategies to preserve our green spaces</p>
Council Priorities	<p>CP1 - Children and young people fulfil their potential</p> <p>CP2 - Improved health and wellbeing: reduced inequalities</p> <p>CP4 - Safe and empowered communities</p> <p>CP9 - An attractive city</p> <p>CP11 - An accessible connected city</p> <p>CP12 - A built environment to match our ambition</p>
Single Outcome Agreement	<p>SO2 - Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health</p> <p>SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential</p> <p>SO4 - Edinburgh's communities are safer and have improved physical and social fabric</p>
Appendices	<p>Appendix 1 North West Locality Open Space Action Plan</p> <p>Appendix 2 North East Locality Open Space Action Plan</p> <p>Appendix 3 South East Locality Open Space Action Plan</p> <p>Appendix 4 South West Locality Open Space Action Plan</p>

Appendix 1

North West Edinburgh

Open Space Action Plan (March 2017)

Introduction

This is one of four Open Space Action Plans to support delivery of Open Space 2021, Edinburgh's Open Space Strategy.

Open Space is a key element of Edinburgh's physical, social and environmental fabric and Open Space 2021 sets guiding standards for existing and new open space provision as the city grows.

Through standards based on open space quality, size and distance from homes, the Strategy aims to increase the number of people that can benefit from greenspaces that are sustainably managed, biologically diverse and contribute to health and wellbeing.

The Open Space Profile shows how the Locality compares to the overall picture of open space across the city, highlighting changes to provision.

It is a working plan, to be reviewed periodically to capture collective efforts which lead to the improvement and extension of Edinburgh's green network. Actions, including estimated costs, may be subject to review, further feasibility studies and change.

The Action Plan sets out proposals to help reduce inequalities in access to good quality open space and play provision. In time, it will reflect local environment priorities emerging through co-production of Locality Improvement Plans by Community Planning partners.

The first version shows citywide priorities identified by Edinburgh's annual parks quality assessment and actions carried forward from the existing Play Area Action Plan (2011-16) and previous Open Space Strategy (2010).

The Action Plan will co-ordinate ongoing open space management actions with those relating to development, including changes arising from individual planning decisions and the delivery of new parks and play areas through the adopted Edinburgh Local Development Plan (LDP).

Further details may be included as related strategies, guidance and projects are progressed, in particular those relating to allotments and food growing, biodiversity, climate change adaptation, outdoor sports facilities, green networks and play.

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North West Edinburgh

Open Space Action Plan (March 2017)

Open Space Profile

Audit

The Open Space Audit (2016) recorded urban open spaces over 500 square metres within the Locality and categorised these by their main function or type.

Changes to greenspace provision since 2009/10 include:

- New local greenspaces have been created through housing developments at Ratho, Kirkliston, East Craigs, Drumbrae, Kimmerghame Loan, Ellersly Road and West Pilton Crescent. Local greenspace has been lost through redevelopment of Council housing at Muirhouse and Pennywell, where new provision will be established;
- In 2014, the Council opened Buttercup Farm Park, a new public park and play area on the site of the former Drumbrae Primary School playing fields. New publicly accessible parkland and play facilities were also created to serve the expanding communities of Ratho and Kirkliston;
- Since 2010, the Parks Quality Score of the following parks has improved to meet the large greenspace standard: Allison Park and Pikes Pool, Gypsy Brae Park and Recreation Ground, East Pilton Park, Muirhouse Linear Park and Inverleith Park;
- The following play areas were improved from 'fair' to 'good': Craigievar Square, Union Park, Ratho Station Park, Riverside Park, East Pilton Park and Northview Court. Play facilities were upgraded to 'Very Good' at King George V Park, Eyre Place. New public play provision was created at Dean Village and through private sector housing at East Craigs. Existing provision was removed at West Pilton Rise and renewed at Gateside, Kirkliston;
- 3500 trees were planted along the North Edinburgh Paths and non-native invasive species cleared by Edinburgh and Lothians Greenspace Trust and sections of the Edinburgh Waterfront Promenade were implemented between Cramond and Granton; and
- New allotments have been established at Drumbrae, Kirkliston and at Victoria Park through the conversion of one existing bowling green to provide growing space.

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Open Space Action Plan (March 2017)

The following maps show a picture of where Edinburgh's greenspace standards from Open Space 2021 are being achieved and where there are deficiencies in access to greenspace or play areas. To reduce inequalities in access to provision, quality data is mapped against the 20% most deprived areas in Scotland from the Scottish Index of Multiple Deprivation (SIMD - 2016).

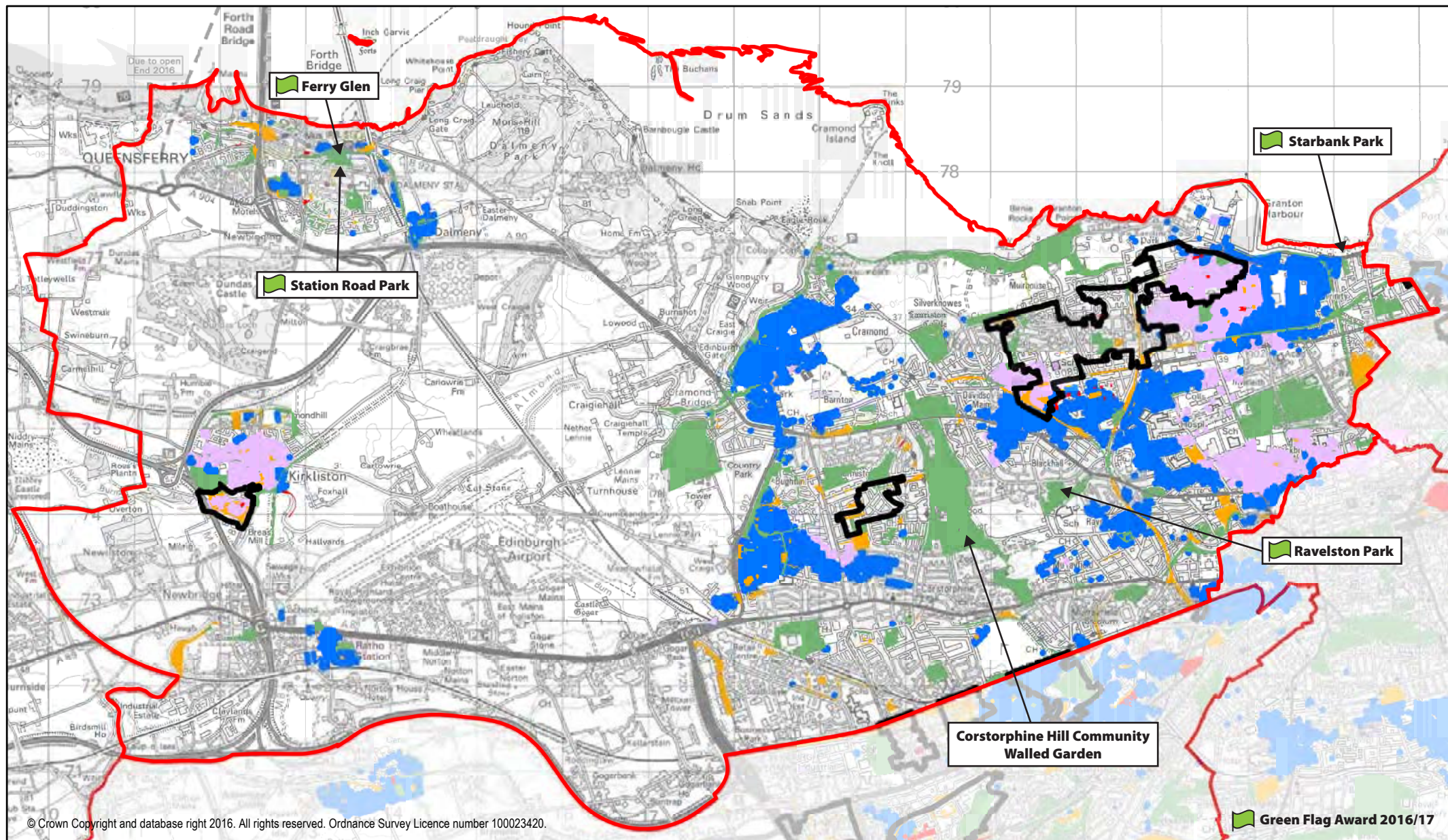
Local Greenspace Standard

Open Space 2021 requires all homes to be within 400 metres walking distance of a good quality, accessible greenspace of at least 500 sq.m.

77% of homes in the North West Locality are served by the local greenspace standard by comparison with **87.7%** across the city. Some **23%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

Areas not served by the local greenspace standard, include parts of Trinity and Wardie, Blackhall, Drylaw and Craigleith, Cramond, East Craigs and Corstorphine. As a result of improvements to Muirhouse Linear Park and East Pilton Park, the map showing where the standard has been achieved reveals no clear relationship with the 20% most deprived areas in Scotland (SIMD 2016)

Local greenspaces awarded a Green Flag Award in 2016 included: Starbank Park, Ravelston Park, Ferry Glen, Station Road Park and Corstorphine Hill Community Walled Garden in the Green Flag Award Community Category.



Legend		Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)		North West Locality Access to Local Greenspace in 2016	
Quality grade					
	Good	Fair	Low	Homes now served by standard but not in 2010	Homes without access to a good quality local greenspace

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North West Edinburgh

Open Space Action Plan (March 2017)

Large Greenspace Standard

Open Space 2021 requires all homes to be within 800m walking distance of an accessible large greenspace of at least 2 hectares.

- **All newly created large greenspaces should be of 'good' quality regardless of type**
- **Council managed large greenspaces should be of 'good' quality for City Parks, Community Parks and Recreation Grounds and 'good+' for Premier Parks and Natural Heritage Parks.**

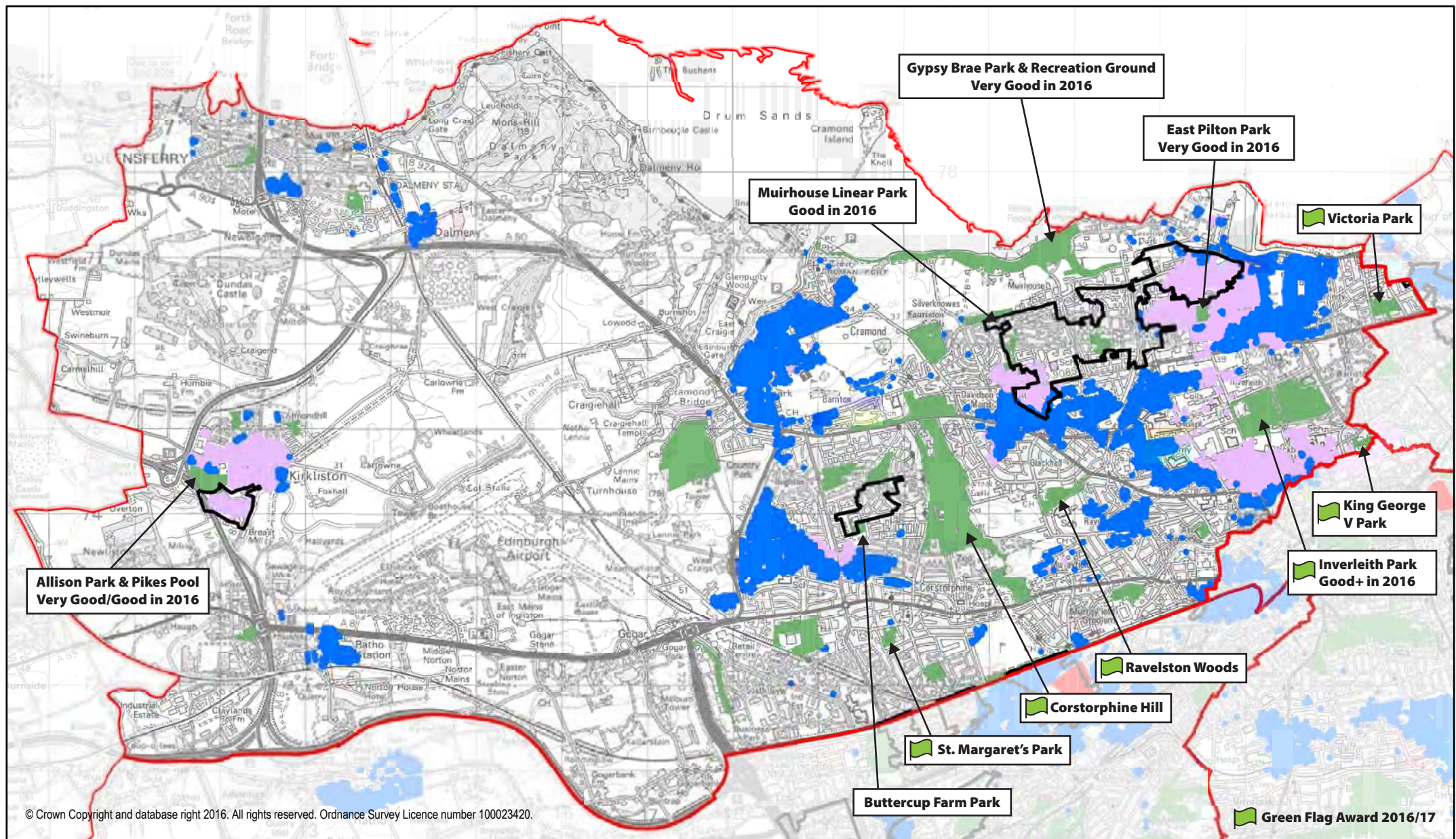
80.6% of homes in the North West Locality are served by the large greenspace standard by comparison with **79%** across the city. Some **19.4%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

The parts of the city not served by the large greenspace standard reflect those without access to local greenspaces.

Since 2010, the Parks Quality Score of the following parks has improved to meet the large greenspace standard: Allison Park and Pikes Pool, Gypsy Brae Park and Recreation Ground, East Pilton Park, Muirhouse Linear Park and Inverleith Park.

In 2014, the Council opened Buttercup Farm Park, a new public park and play area on the site of the former Drumbrae Primary School playing fields. New publicly accessible parkland and play facilities were also created to serve the expanding communities of Ratho and Kirkliston.

Large Parks and Gardens awarded a Green Flag in 2016 include: Victoria Park, King George V Park, Inverleith Park, Ravelston Woods, Corstorphine Hill and St Margaret's Park.



North West Locality Access to Large Greenspaces in 2016

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North West Edinburgh

Open Space Action Plan (March 2017)

Play Access Standard

Open Space 2021 requires all homes to have access to at least one of the following:

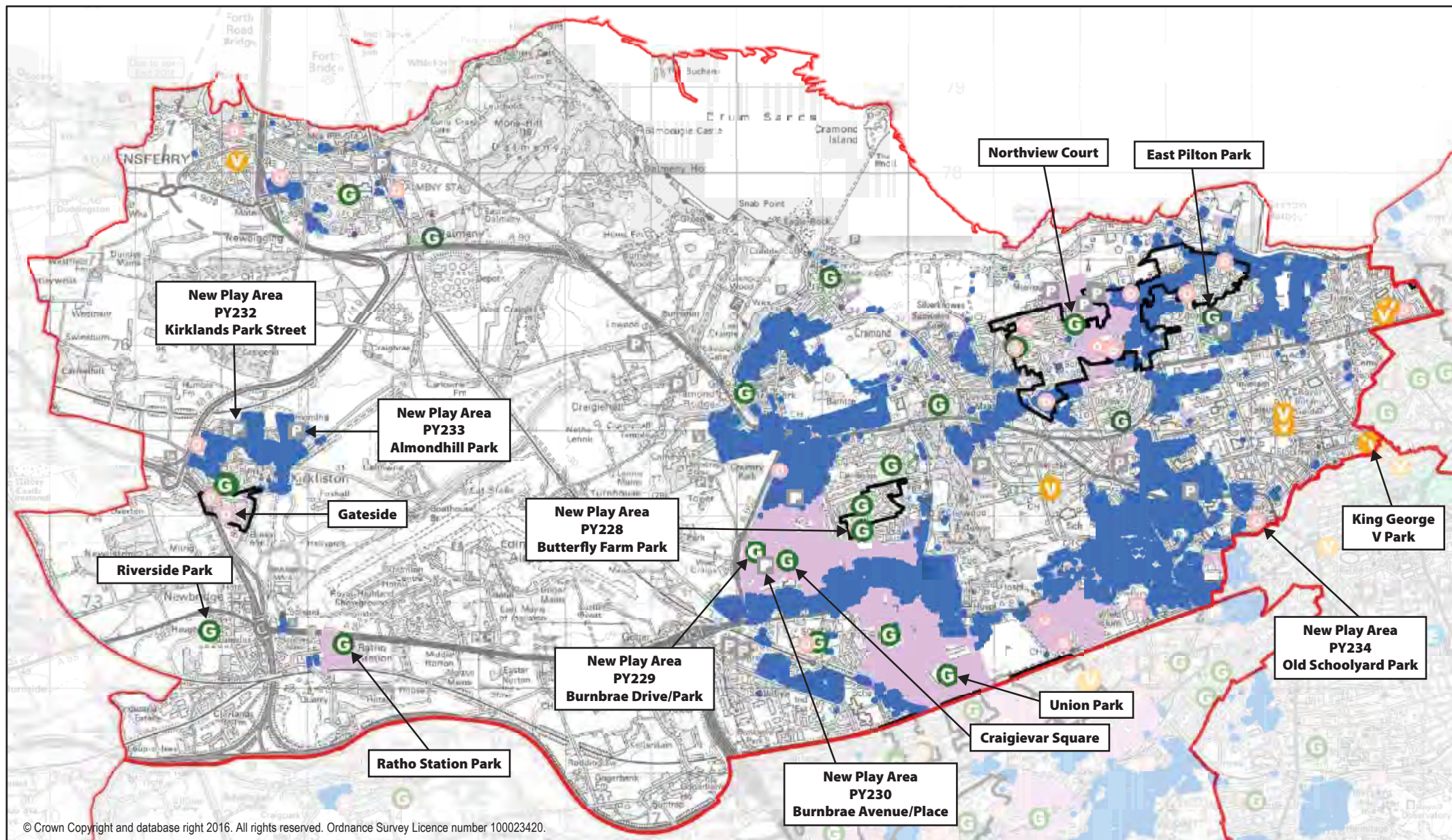
- A play space of good play value (51 – 70) within 800 metres walking distance
- A play space of very good play value (71 – 100) within 1200 metres walking distance
- A play space of excellent play value (101 +) within 2000 metres direct distance

66% of homes in North West Edinburgh are served by the Play Access Standard by comparison with **67%** citywide. Some **34%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

The following play areas were improved from 'fair' to 'good': Craigievar Square, Union Park, Ratho Station Park, Riverside Park, East Pilton Park and Northview Court. Play facilities were upgraded to 'Very Good' at King George V Park, Eyre Place. New public play provision was created at Dean Village and through private sector housing at East Craigs. Existing provision was removed at West Pilton Rise and renewed at Gateside Kirkliston.

Areas not served by the standard include parts of North Kirkliston, Cramond, Cammo, Barnton, Bughtlin, Blackhall, Drylaw, Wardie, Trinity, Newhaven, Ravelston, Roseburn, Orchard Brae, Carrick Knowe, South Gyle and Corstorphine to the north of Glasgow Road.

Parts of the city underlined above have been identified in the Scottish Index of Multiple Deprivation as within the 20% most deprived areas in Scotland (SIMD 2016).



Legend

PY 123 New Play Spaces are shown with a PY site ref.
 O Scottish Index of Multiple Deprivation 2016
 (20% most deprived areas in Scotland)

Play Spaces contributing to standard

E Play space of 'Excellent' Play Value
 V Play space of 'Very Good' Play Value
 G Play space of 'Good' Play Value

Access to Play Space from homes within urban area

○ Homes now served by standard but not in 2010
 ● Homes still not served by the standard in 2016

Other Play Spaces not contributing to standard

● Stand alone Ball Court
 ● Other Council
 ● Other non-Council

North West Locality
 Play Area Access in 2016

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North West Edinburgh

Open Space Action Plan (March 2017)

Allotments and Community Growing

Existing allotments include: Carrick Knowe, Succoth Gardens, Roseburn Cliff, Ferry Road, Warriston, Dean, Inverleith. New provision includes: Drumbrae, Kirkliston and Victoria Park.

Community Growing: Through the Edinburgh Biodiversity Plan, Parks, Greenspaces and Cemeteries, Edible Edinburgh, Edinburgh and Lothians Greenspace Trust and Edinburgh Living Landscape are working to increase create community gardens in areas of deprivation subject to funding. The Council's housing investment strategy is also investigating use of land to support tenants to grow fruit and vegetables.

Outdoor Sports Facilities

A new Sport and Physical Activity Strategy will be prepared to examine demand and capacity for outdoor sports facilities. The Open Space Strategy continues to support the long-term objective to direct investment to multi-pitch venues.

Two new all weather courts have been created at Victoria Park Tennis Courts and a tennis court and mini-tennis court creates at Warriston Playing Fields. The former Ferranti Bowling Green at Inverleith has become a children's nursery and one bowling green at Victoria Park has been turned into allotments. The playing fields at the former Agilent factory site in Queensferry have been redeveloped for housing.

Cemeteries and Burial Grounds

Quality surveys will be carried out to identify other cemeteries and burial grounds within the Locality which could be improved to benefit public access to greenspace. Friends of Groups will be supported to contribute towards the improvement of historic burial grounds through volunteer activities and fund-raising in recognition of their heritage and recreational value as local greenspaces.

The Green Network

The North West Locality includes a series of greenspaces linked by Core Paths, Rights of Way and other local routes. The North Edinburgh Paths network has several branches linking from Roseburn, Warriston with Granton, Trinity and Newhaven, which intersect with the Water of Leith Walkway. These green corridors connect a number of parks in the Locality including Roseburn Park, Inverleith Park, the Royal Botanic Garden Edinburgh, St Mark's Park, Victoria Park, Gypsy Brae and Forth Quarter Park. A spur from this route also gives access to Queensferry and the shore at Queensferry and first section of the Waterfront Promenade. The River Almond connects with these routes and gives access

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North West Edinburgh

Open Space Action Plan (March 2017)

to Cammo Estate Park. The former Queensferry branch line provides a green network from Ferry Glen in Queensferry to Kirkliston and Ratho Station. As the city's largest woodland, Corstorphine Hill LNR provides a major network of paths in its own right. It also provides a key north-south link as Barnton Golf Course and Davidson's Mains Park through to the Water of Leith close to Saughton Park, linking eastwards to Ravelston Woods and westwards to the former Corstorphine branch line. On the southern edge of the Locality and northern edge of the South West Locality, delivery of the tram has also provided new green links between Carrick Knowe and Edinburgh Park Station.

There are a number of Edinburgh Living Landscape (ELL) sites across the North West Locality, including: Gypsy Brae, Davidson's Mains Park, Fauldburn Park, Corstorphine Hill, South Gyle Park, Inverleith Park, Easter Drylaw Recreation Park, West Pilton Park, Granton Crescent and Victoria Park.

Across the city, The Edinburgh Biodiversity Partnership are progressing work to identify, develop and support strategic green network and landscape scale partnership projects to restore, create or reconnect habitats. Edinburgh & Lothians Greenspace Trust, City of Edinburgh Council Planning and Transport, Localities and Edinburgh Living Landscape are also carrying out ongoing cycle path management as funding opportunities arise.

Open Space Actions proposed in the North West Locality to meet the Strategy's standards are set out in the map and table below:

Map Ref	Action	Type	Description	Who's involved?	Estimated Cost	Funding	Timescale	Status
a)	Dalmeny to Echline, Queensferry	Green Network	Provision of strategic green corridor* (~12.5ha landscape framework and green network) linking various parts of Queensferry from South Scotstoun to Builyleon Road, including crossing of existing A90.	Respective developers for each site, Planning and Transport	£1.2m	Developer (HSG 32, 33)	With development	Not started

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North West Edinburgh

Open Space Action Plan (March 2017)

b)	South Scotstoun / Dundas Park	Play Space	Meeting the play access standard for South Scotstoun could involve delivery of play provision on site or financial contribution to upgrade Dundas Park play area to 'very good' play value.	Developer	Not known	Developer (HSG 33)	With development	Not started
c)	International Business Gateway Open Space	Large Greenspace	24 ha developer led parkland as part of wider IBG Emp 6 development. Strategic landscape design and open space requirements identified in West Edinburgh Landscape Framework (Dec 2011). Design and maintenance to meet the Council's large greenspace standard. Includes A8 corridor; central parkland; and archaeology park.	Developer	£2m	Developer LDP Greenspace Proposal GS6	With development.	IBG Phase 1 Planning application submitted 15/05580/PPP
		Play Space	Provision of new play area to 'very good' play value	Developer	Not known	Developer	With development.	
d)	Gogar Burn	Green Network	Proposed diversion of the Gogar Burn as shown on the LDP Proposals Map (GS7) to reduce flood risk, improve water quality and enhance biodiversity.	Developer	£22m	Edinburgh Airport / SEPA / City of Edinburgh Council / SNH	2018-2022	Not started
e)	Edinburgh Gateway Station to Maybury and Cammo	Green Network	Provision of strategic (~ 2.5ha) green corridor* linking north-south. This will connect Core Path 12 - A8 Link and Core Path 11 - River Almond. Northern woodland planting at Maybury (~3.5ha)	Respective developers for each site, Planning and Transport	£320k	Developer (HSG 19 & 20)	With development	Not started. Planning applications submitted for HSG 19

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North West Edinburgh

Open Space Action Plan (March 2017)

f)	Cammo	Large Greenspace	Open space provision to provide view corridors to Mauseley Hill, Cammo Water Tower, Cammo Estate Park and Pentland Hills; and landscape framework to Maybury Rd and Bughtlin Burn.	Developer	Not known	Developer (HSG 20)	With development	Not started
		Play Space	New play provision to be provided on site.					
g)	Fauldburn Park	Play Space	Improve to 'good' play value	Parks, Greenspaces and Cemeteries	£80,000	No Council budget allocation. To be met by external funding.	2016-21	Not started. Progress subject to fund-raising by local community.
h)	River Almond Walkway	Green Network	Review potential to deliver continuous route between Cramond and Kirkliston	Planning and Transport; Parks, Greenspaces and Cemeteries	Not known	Not known	Long-term	Not started.
			Upgrading existing sections of the riverside path, including replacement for the Salvesen Steps at Cramond.	Parks, Greenspaces and Cemeteries	Not known	No Council budget allocation. Subject to external funding	Not known	Proposals to address access issues in relation to access for all are being explored in preparation for when resources become available.
i)	Maybury	Large Greenspace	Provision of two new large greenspaces to meet the 2 hectare large greenspace standard across the entire site.	Developer	Not known	Developer (HSG 19)	With development	Planning application submitted
		Play Space	Provision of new play area to 'very good' play value					

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North West Edinburgh

Open Space Action Plan (March 2017)

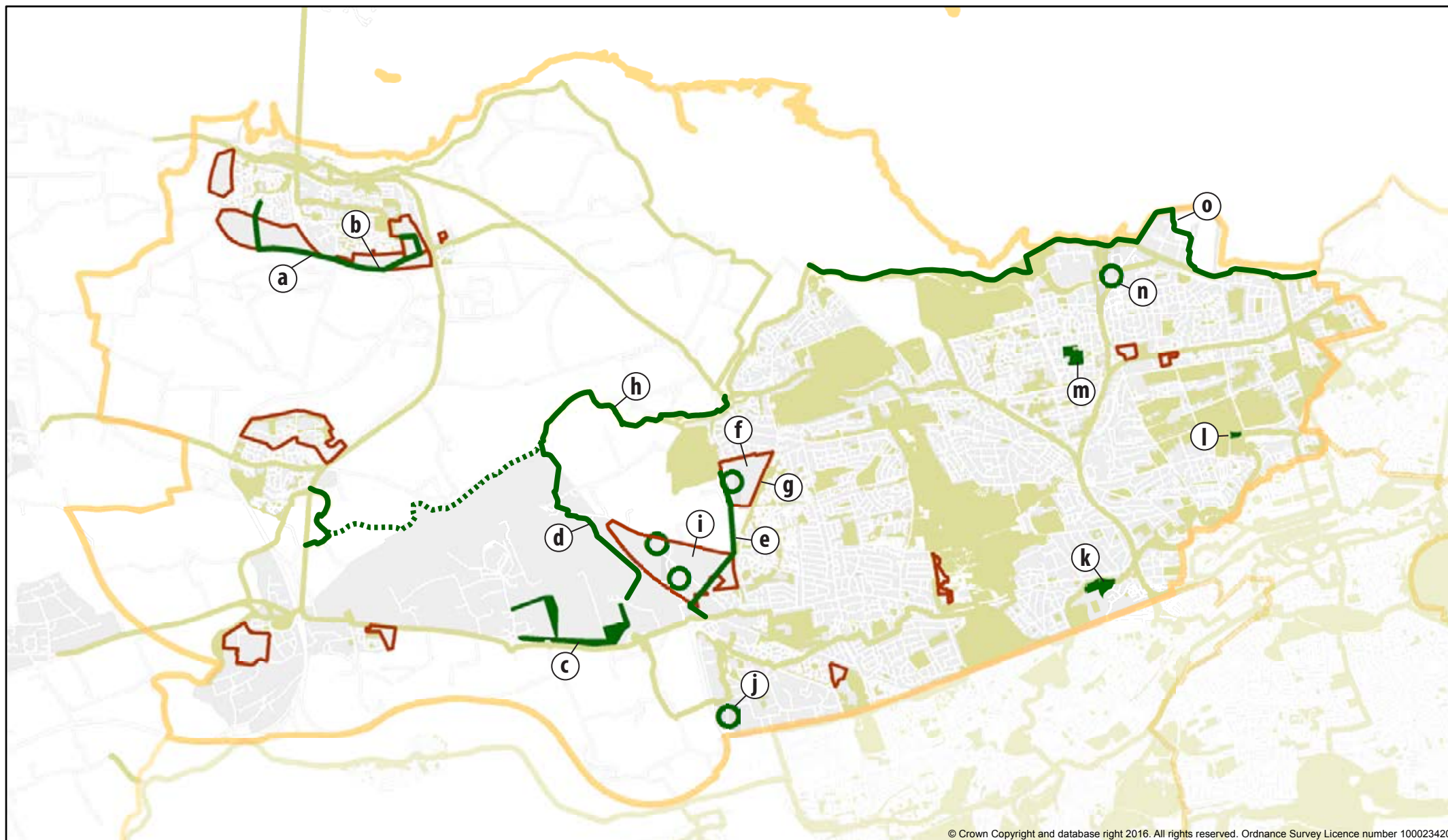
j)	Edinburgh Park/South Gyle	Green Network	Continuation of the existing north to south greenspace corridor and creation of new pedestrian and cycle links through the site.	Developer	Not known	Developer (Del 4)	With development	Not started
k)	Roseburn Public Park	Play Space	Improve to 'good' play value.	Parks, Greenspaces and Cemeteries	£80,000	No Council budget allocation. To be met by external funding.	2016-21	Consultation undertaken and play area plan agreed with local community.
l)	Inverleith Depot	Large Greenspace	Potential for addition to Inverleith Park and conversion to greenspace if the Council's review of depots determines it is no longer required. LDP reference GS8.	Council	n/a	Council	n/a	Not due
m)	West Pilton Public Park	Play Space	Improve to 'good' play value	Parks, Greenspaces and Cemeteries	£140,000	No Council budget allocation. To be met by external funding.	2016-21	Not started
n)	Granton Waterfront: Central Development Area	Green Network	New ~1 ha open space as part of masterplan for the area.	Developer	£250,000	Developer (EW 2b)	2016-21	Not started

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o)	Waterfront Promenade	Green Network	The Promenade will form a continuous walkway/cycleway of almost 17 km extending from Cramond in the west to Joppa in the east.	Planning and Transport, Developers.	By section	Economic Development; Planning and Transport; Developers	Long-term term proposal 2016-2037.	Cramond to Hanging Craig to north of West Shore Road complete.
					£694,000	Economic Development	Unfunded. External funding to be sought.	Remaining section to north of West Shore Road designed.
					£80-100,000	Planning and Transport	Unfunded. External funding to be sought.	Lower Granton Road
					Not known	Developers	With Development	Granton Harbour



Legend

- | | |
|---|---|
|  Greenspace Action |  Open Space and Core Paths Network |
|  Indicative Greenspace Actions |  LDP Housing Proposal |

North West Locality Strategic Greenspace Actions

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

Introduction

This is one of four Open Space Action Plans to support delivery of Open Space 2021, Edinburgh's Open Space Strategy.

Open Space is a key element of Edinburgh's physical, social and environmental fabric and Open Space 2021 sets guiding standards for existing and new open space provision as the city grows.

Through standards based on open space quality, size and distance from homes, the Strategy aims to increase the number of people that can benefit from greenspaces that are sustainably managed, biologically diverse and contribute to health and wellbeing.

The Open Space Profile shows how the Locality compares to the overall picture of open space across the city, highlighting changes to provision.

It is a working plan, to be reviewed periodically to capture collective efforts which lead to the improvement and extension of Edinburgh's green network. Actions, including estimated costs, may be subject to review, further feasibility studies and change.

The Action Plan sets out proposals to help reduce inequalities in access to good quality open space and play provision. In time, it will reflect local environment priorities emerging through co-production of Locality Improvement Plans by Community Planning partners.

The first version shows citywide priorities identified by Edinburgh's annual parks quality assessment and actions carried forward from the existing Play Area Action Plan (2011-16) and previous Open Space Strategy (2010).

The Action Plan will co-ordinate ongoing open space management actions with those relating to development, including changes arising from individual planning decisions and the delivery of new parks and play areas through the adopted Edinburgh Local Development Plan (LDP).

Further details may be included as related strategies, guidance and projects are progressed, in particular those relating to allotments and food growing, biodiversity, climate change adaptation, outdoor sports facilities, green networks and play.

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North East Edinburgh

Open Space and Action Plan (March 2017)

Open Space Profile

Audit

The Open Space Audit (2016) recorded urban open spaces over 500 square metres within the Locality and categorised these by their main function or type.

Changes to greenspace provision since 2009/10 include:

- Upgrading of the Restalrig Path between Easter Rd and Leith Links;
- Improvements to the quality of several large public parks to meet standards, including: Jewell Park and Hunter's Hall Park. Leith Links has improved to 'fair' quality but remains below the standard expected for a 'Premier Park';
- Portobello Park became the site for the New Portobello High School;
- New play provision was created at Northfield Drive whilst play space at Leith Fort Street was removed as part of housing regeneration;
- Allotment provision has expanded, including within existing parks and amenity greenspace e.g. Baronscourt Park, Northfield Drive and Greendykes;
- Several outdoor sports facilities have been adapted to other uses including the establishment of Leith Community Croft at the former Leith Links tennis courts and a new tennis court has been provided at the bowling green. Two bowling greens at Broughton Road have been turned into play space for Broughton Primary School;
- Phase 1 of the Niddrie Burn restoration (de-culverting works) has been completed;
- The first section of a multi-user path linking Craigmillar Castle Road, Greendykes Road and Little France Drive has been completed. A masterplan for the wider Little France Parkland (South East Wedge) has been prepared but delivery remains outstanding; and
- Redevelopment at Newcraighall North has resulted in the loss of part of the semi-natural greenspace of the disused rail embankment to be replaced by a new local greenspace and allotments.

The following maps show a picture of where Edinburgh's greenspace standards from Open Space 2021 are being achieved and where there are deficiencies in access to greenspaces or play areas. To reduce inequalities in access to provision, quality data is mapped against the 20% most deprived areas in Scotland from the Scottish Index of Multiple Deprivation (SIMD - 2016).

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

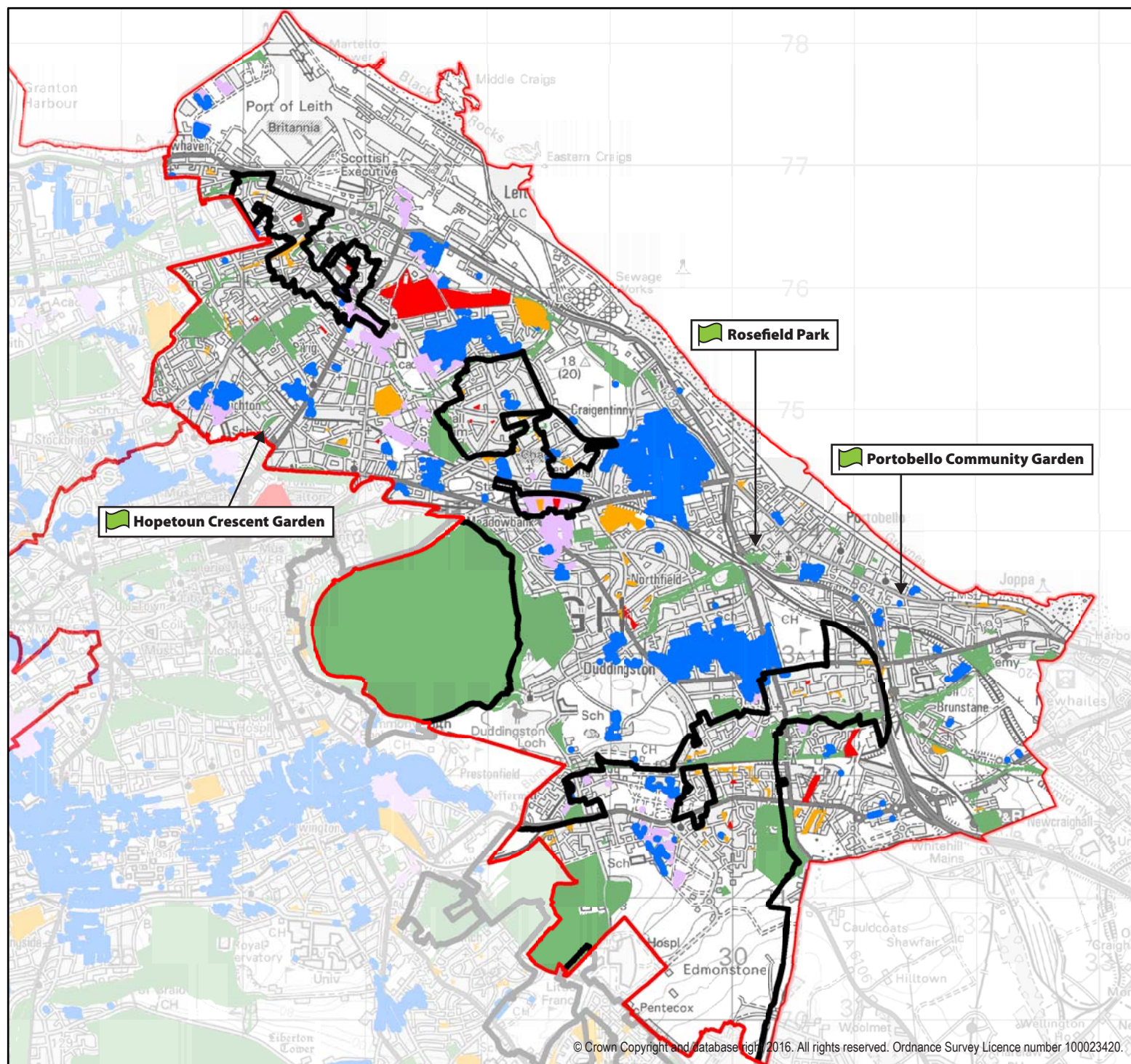
Local Greenspace Standard

Open Space 2021 requires all homes to be within 400 metres walking distance of a good' quality, accessible greenspace of at least 500 sq.m.

79.7% of homes in the North East Locality are served by the local greenspace standard by comparison with **87.7%** across the city. Some **30.3%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

Areas not served by the standard include: residential areas to the north and south of Leith Links; to the south of Craightinny golf course and housing between Duddingston Road and Milton Road West. These tend not to be areas identified in the Scottish Index of Multiple Deprivation as within the 20% most deprived areas in Scotland.

Local greenspaces awarded a Green Flag in 2016 include: Rosefield Park, Hopetoun Crescent Garden and Portobello Community Garden.



Legend

Quality grade



- Homes now served by standard but not in 2010
- Homes without access to a good quality local greenspace

Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)

■ Green Flag Award 2016/17

North East Locality
Access to Local
Greenspace in 2016

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

Large Greenspace Standard

Open Space 2021 requires all homes to be within 800m walking distance of an accessible large greenspace of at least 2 hectares.

- **All newly created large greenspaces should be of 'good' quality regardless of type**
- **Council managed large greenspaces should be of 'good' quality for City Parks, Community Parks and Recreation Grounds and 'good+' for Premier Parks and Natural Heritage Parks.**

76.2% of homes in the North East Locality are served by the large greenspace standard by comparison with **79%** across the city. Some **23.8%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

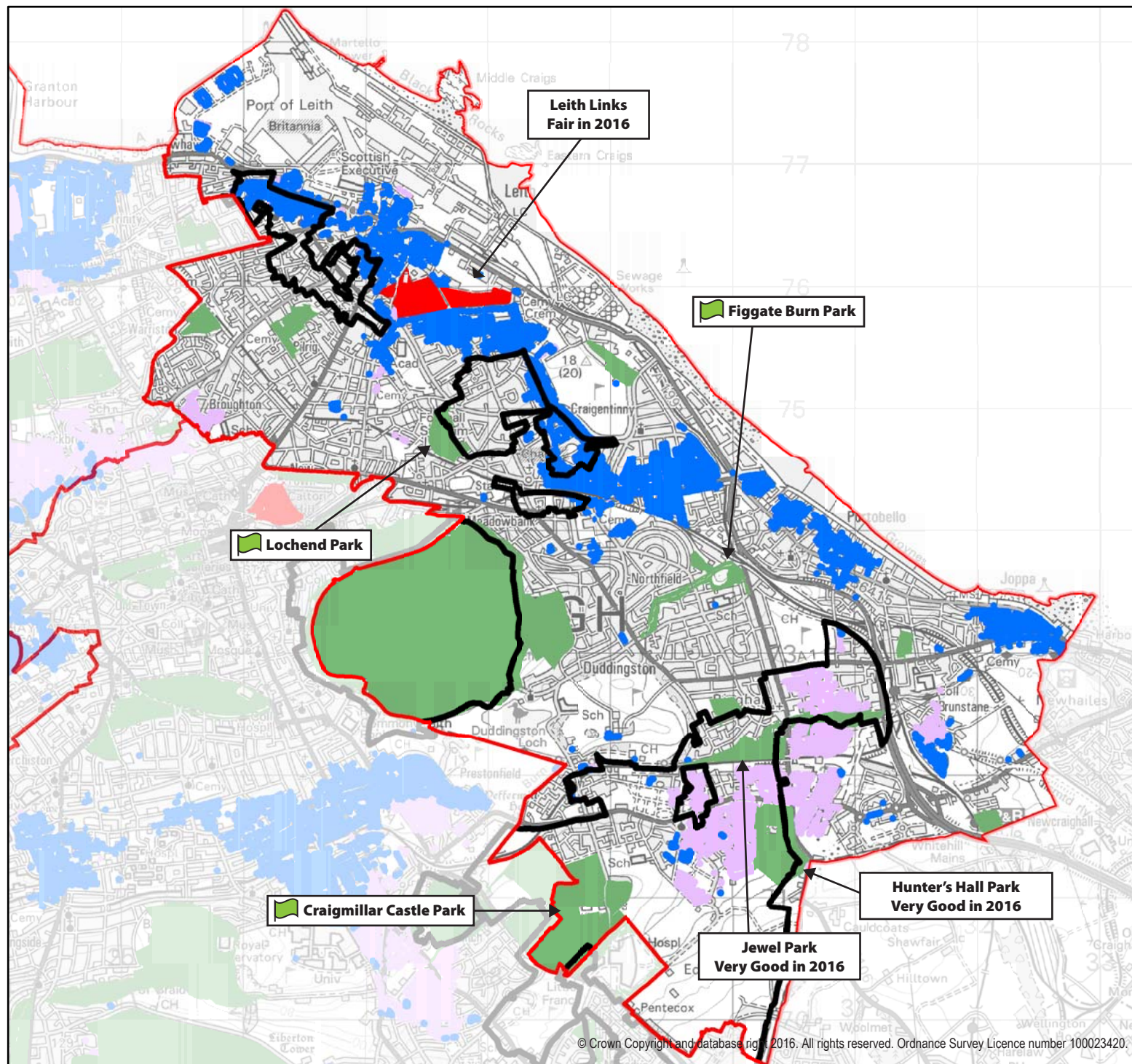
Since 2010, the Parks Quality Score of the following parks has improved to meet the large greenspace standard: Jewell Park and Hunter's Hall Park.

Portobello Park became the site for the new Portobello High School and as a result a new large greenspace called Treverlen Park is to be created on the site of the existing High School.

Leith Links remains below the Good+ standard, resulting in a large number of homes deficient in terms of access to a large greenspace, to the south of Salamander Street, Ocean Drive and Commercial to the north, the Restalrig Railway Path to the south and east and South Fort Street and Great Junction Street to the south and west. This includes some areas identified in the SIMD 2016 as within the 20% most deprived areas in Scotland.

Western Harbour remains deficient in terms of access to a large greenspace with parts of Portobello and Joppa beyond 800 m from a large greenspace.

Large greenspaces awarded a Green Flag in 2016 include: Lochend Park, Figgate Park and Craigmillar Castle Park.



Legend

Large Open Space

meeting standard

not meeting standard

Homes now served by standard but not in 2010

Homes without access to a good quality local greenspace

Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)

Green Flag Award 2016/17

North East Locality
Access to Large
Greenspace in 2016

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

Play Access Standard

Open Space 2021 requires all homes to have access to at least one of the following:

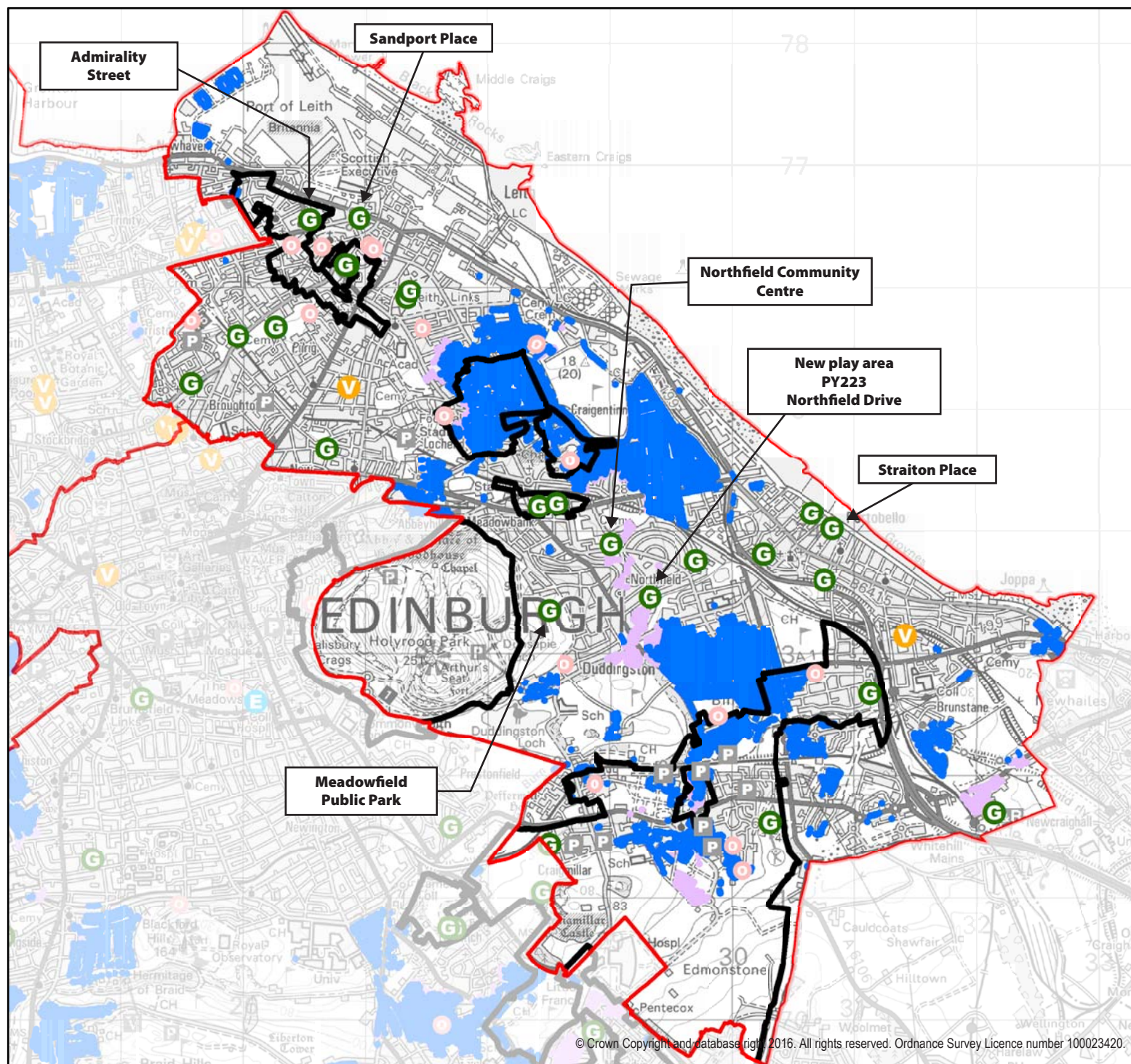
- A play space of good play value (51 – 70) within 800 metres walking distance
- A play space of very good play value (71 – 100) within 1200 metres walking distance
- A play space of excellent play value (101 +) within 2000 metres direct distance

80% of homes in North East Edinburgh are served by the Play Access Standard by comparison with **67%** citywide. Some **20%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

The following play areas have been improved from 'fair' to 'good' play value: Sandport Street, Admiralty Street, Meadowfield Public Park, Northfield Community Centre and Straiton Place. New play provision was created at Northfield Drive.

Areas not served by the standard include Restalrig, Lochend and Craigentenny, Duddingston, Niddrie, Craigmillar and Gilberstoun

Parts of the city underlined above have been identified in the Scottish Index of Multiple Deprivation as within the 20% most deprived areas in Scotland (SIMD 2016).



Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

Allotments and Community Growing

Existing allotments include: Claremount Park, Restalrig, Prospect Bank, Pilrig Park, Cambridge Ave, Leith Links, Warriston, Craigentinny, Findlay Ave/Sleigh Drive, Telferton and Portobello East. New provision includes Albert Street, Hawkhill and Nisbet, Baronscourt, Northfield Drive and Greendykes.

Community Growing: Through the Edinburgh Biodiversity Plan, Parks, Greenspaces and Cemeteries, Edible Edinburgh, Edinburgh and Lothians Greenspace Trust and Edinburgh Living Landscape are working to increase create community gardens in areas of deprivation subject to funding. The Council's housing investment strategy is also investigating use of land to support tenants to grow fruit and vegetables.

Outdoor Sports Facilities

A new Sport and Physical Activity Strategy will be prepared to examine demand and capacity for outdoor sports facilities. The Open Space Strategy continues to support the long-term objective to direct investment to multi-pitch venues.

Cemeteries and Burial Grounds

Quality surveys will be carried out to identify those cemeteries and burial grounds which could be improved to benefit public access to greenspace. Friends of Groups will be supported to contribute towards the improvement of historic burial grounds, through volunteer activities and fund-raising, in recognition of their heritage and recreational value as local greenspaces.

The Green Network

The Water of Leith and North Edinburgh Paths terminate in the northeast at Leith and Newhaven, providing links back to the city centre to the south. The Restalrig Railway Path is part of a route connecting the shore in Leith with Portobello via Leith Links. To the south and east, the Braid Burn path connects from Craigmillar Castle Park to the shore and Promenade at Portobello via Figgate and Rosefield Parks. It intersects with the Innocent Railway Path at Duddingston to the southeast of Holyrood Park, where the Innocent Railway leads eastwards via Jewel Park, Magdalene Glen and the Brunstane Burn to Joppa beyond the east end of the Promenade. Craigmillar Castle Park also provides links to the south to the Burdiehouse Burn Valley Park.

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

There are a number of Edinburgh Living Landscape (ELL) sites across the North East locality helping to improve biodiversity of the green network including: Keddie Park, St Andrew Place at the west end of Leith Links, Lochend Park, Baronscourt Park, Figgate Park, Rosefield Park and Hunter's Hall Park.

Across the city, The Edinburgh Biodiversity Partnership are progressing work to identify, develop and support strategic green network and landscape scale partnership projects to restore, create or reconnect habitats. Edinburgh & Lothians Greenspace Trust, City of Edinburgh Council Planning and Transport, Localities and Edinburgh Living Landscape are also carrying out ongoing cycle path management as funding opportunities arise.

Open Space Actions proposed in the North East Locality to meet the Strategy's standards are set out in the map and table below:

Map Ref	Action	Type	Description	Who's involved?	Estimated Cost	Funding	Timescale	Status
a)	Leith Links	Large Greenspace	Preparation of a new management plan and engagement on site improvements. Quality to be raised from 'fair' to meet quality standard for Premier Park.	Parks, Greenspaces and Cemeteries and local community	£2m* (including play)	Unfunded	2016-2021	Not started
			Seaward Extension - 2 ha open space proposal for sports pitches, allotments and other open space uses. (LDP Greenspace Proposal GS3)	Developer	£600,000	Developer	With development	Not started
		Play Space	Magnet Play Area (excellent play value) – possibly including a skate facility.	Parks, Greenspaces and Cemeteries and local community	£400,000	Unfunded	2016-2021	Edinburgh and Lothians and Greenspace Trust appointed to consult and fundraise for the project.

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

b)	Leith Western Harbour Park	Large Greenspace	5.2 ha publically accessible developer led parkland as part of wider Western Harbour EW 1a development including new park with new park with formal and informal recreational facilities for all ages. To be maintained by developer / private maintenance agency.	Developer	£1.04m	Developer, LDP Greenspace Proposal GS2	With development	Not started
c)	Trevelen Park	Large Greenspace	2 ha public park on site of existing Portobello High School.	Parks, Greenspaces and Cemeteries and local community	£1.0m	Funded	2018 start date	Consultation completed by ELGT and Craightinny and Duddingston NP in 2015
d)	Brunstane	Large Greenspace	2 ha large greenspace to provide the large greenspace standard and sufficient open space to retain setting to category A Listed Brunstane House and Scheduled AM of Brunstane Moated Site.	Developer	Not known	Developer (HSG 29)	With development	Not started. Planning application submitted ref: 16/04122/PPP
		Play Space	Play Space to 'very good' play value to be provided.					
		Allotments	Provision of allotments to complement consented allotments at Newcraighall North.					
		Green Network	Establish new green network connections to Newcraighall village, Newcraighall Public Park, Gilbertstoun, The John Muir Way / Core Path 5 Innocent Railway, Queen Margaret University, Musselburgh and future developments in Midlothian.	Respective developers for each site, Planning and Transport		Developer	With development	

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

e)	Niddrie Burn Parkland	Green Network	Re-alignment of 1800 linear metres of the burn, associated works, landscaping, habitat creation and road, footpath and bridge construction. Planning permission 08/02474/FUL. LDP Greenspace Proposal GS5.	Planning and Transport; Parks, Greenspaces and Cemeteries.	£118,000	Parks, Greenspaces and Cemeteries	2017	Phase 1 of Niddrie Burn works complete, including river restoration, earthworks and road bridge. Phase 2 including footpaths, pedestrian bridge and tree planting at consultation stage (excludes lighting).
f)	South East Wedge Parkland (Little France Park)	Large Greenspace	Land around Craigmillar / Greendykes retained in the green belt will be landscaped to provide multi-functional parkland, woodland and country paths linking with parallel developments in Midlothian. LDP Greenspace Proposal GS4.	Parks, Greenspaces and Cemeteries.	£2.25m	Unfunded. Subject to external funding applications.	2016-2021	Masterplan prepared. Implementation of parkland not started. The first section of a multi-user path linking Craigmillar Castle Road, Greendykes Road and Little France Drive has been completed

Appendix 2

North East Edinburgh

Open Space and Action Plan (March 2017)

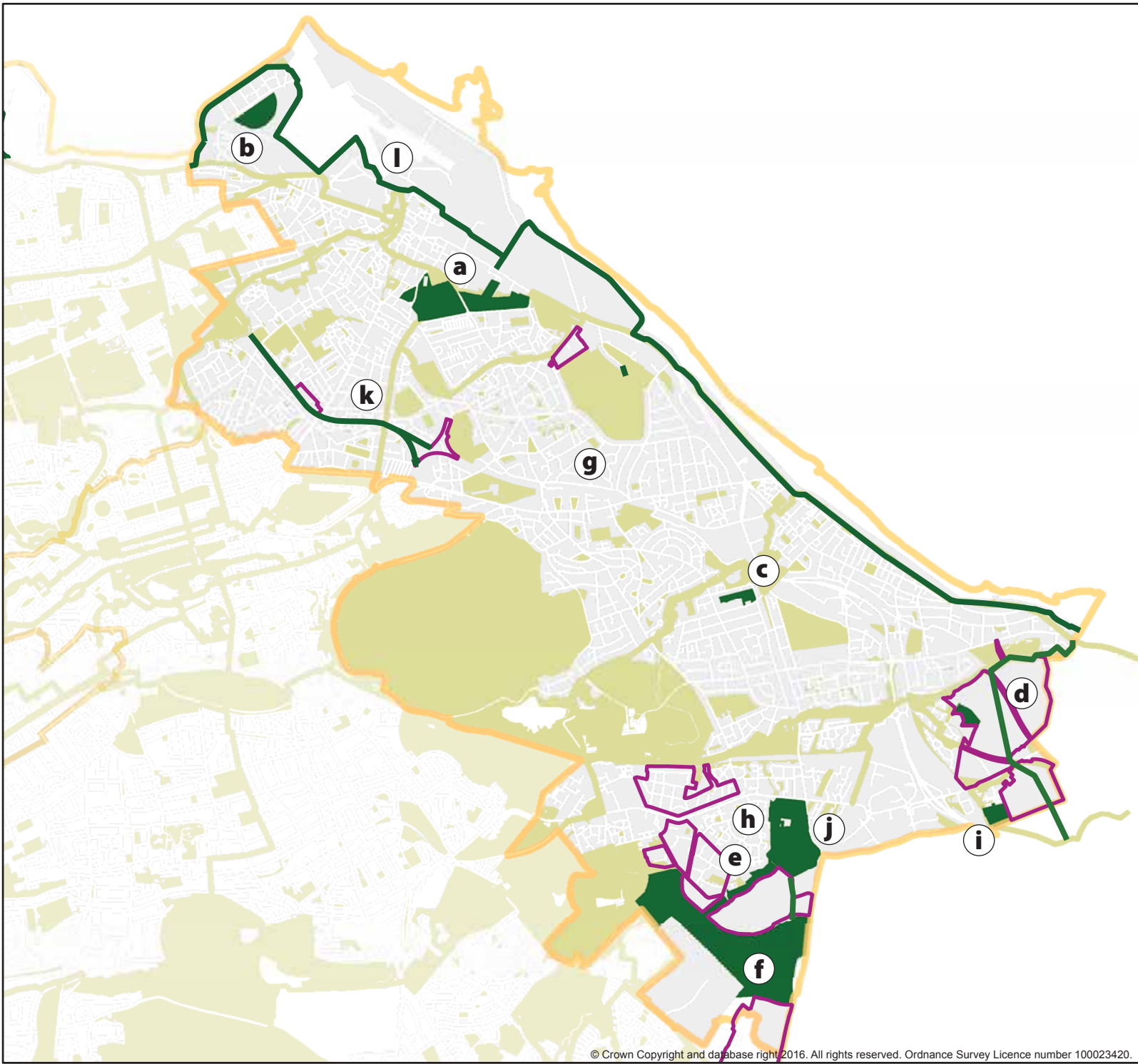
g)	Loganlea Avenue	Play Space	Improve toddler play to 'good' play value.	Parks, Greenspaces and Cemeteries	£50,000	No allocated Council budget. Developer contribution (£20,000) secured via Loaning Rd development. Remainder to be secured by community fund-raising.	2016-2021	Not started.
h)	Niddrie House Square	Play Space	Improve to 'good' play value	Parks, Greenspaces and Cemeteries	£60,000	No allocated Council budget. Funding to be secured by community fund-raising.	2016-2021	Consultation undertaken.
i)	Newcraighall Public Park	Play Space	Improve to 'good' play value	Parks, Greenspaces and Cemeteries	£70,000	Developer contribution (£25,000) secured via new housing at Newcraighall North. Funding application submitted to WREN for £47,000.	2016-2021	Not started
j)	Jack Kane Centre and Hunter's Hall Park	Multi-pitch venue	Refurbishment of the Jack Kane Centre, new and refurbished all weather pitches, outdoor velodrome and bmx track	Communities and Families	£6m	Not known	2017/18	Planning application submitted 16/03107/FUL

Appendix 2




North East Edinburgh

Open Space and Action Plan (March 2017)

k)	Powderhall and/or Abbeyhill Railway	Green Network	New green corridors linking to Lochend Park and the Water of Leith from Abbeyhill/Meadowbank.	Planning and Transport, Developers.	Not known	No allocated Council budget.	Subject to agreement with Network Rail	Not started
l)	Waterfront Promenade	Green Network	The Promenade will form a continuous walkway/cycleway of almost 17 km extending from Cramond in the west to Joppa in the east.	Planning and Transport, Developers.	Not known	Developers.	Long-term proposal. 2016-2037	Leith Docks section in abeyance due to LDP Business and Industry allocation. Waterfront and Leith ADF considers an interim solution.



Legend

-  Greenspace Action
-  Open Space and Core Paths Network
-  LDP Housing Proposal

**North East Locality
Strategic Greenspace
Actions**

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

Introduction

This is one of four Open Space Action Plans to support delivery of Open Space 2021, Edinburgh's Open Space Strategy.

Open Space is a key element of Edinburgh's physical, social and environmental fabric and Open Space 2021 sets guiding standards for existing and new open space provision as the city grows.

Through standards based on open space quality, size and distance from homes, the Strategy aims to increase the number of people that can benefit from greenspaces that are sustainably managed, biologically diverse and contribute to health and wellbeing.

The Open Space Profile shows how the Locality compares to the overall picture of open space across the city, highlighting changes to provision.

It is a working plan, to be reviewed periodically to capture collective efforts which lead to the improvement and extension of Edinburgh's green network. Actions, including estimated costs, may be subject to review, further feasibility studies and change.

The Action Plan sets out proposals to help reduce inequalities in access to good quality open space and play provision. In time, it will reflect local environment priorities emerging through co-production of Locality Improvement Plans by Community Planning partners.

The first version shows citywide priorities identified by Edinburgh's annual parks quality assessment and actions carried forward from the existing Play Area Action Plan (2011-16) and previous Open Space Strategy (2010).

The Action Plan will co-ordinate ongoing open space management actions with those relating to development, including changes arising from individual planning decisions and the delivery of new parks and play areas through the adopted Edinburgh Local Development Plan (LDP).

Further details may be included as related strategies, guidance and projects are progressed, in particular those relating to allotments and food growing, biodiversity, climate change adaptation, outdoor sports facilities, green networks and play.

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

Open Space Profile

Audit

The Open Space Audit (2016) recorded urban open spaces over 500 square metres within the Locality and categorised these by their main function or type.

Changes to greenspace provision since 2009/10 include:

- Redevelopment at Gracemount to provide new Council homes has resulted in the replacement of existing local greenspace and play area. Local greenspace has been lost to development at Larkfield Gardens, Moredun Park Gardens, Ravenscroft Gardens and Mayfield Road. New local greenspace has been created at Moredun Dykes Road;
- Since 2010, the Parks Quality Score of the following parks has improved to meet the large greenspace standard: Braid Hills, Inch Park, Moredun Park and Drum Park. Calton Hill has declined in quality below the standard expected of a 'Premier Park';
- Play provision was created at Hyvot Loan and replaced at Gracemount. Play areas were removed at Burdiehouse and The Pleasance;
- At the former St Margaret's School campus, East Suffolk Road, a Planning Appeal Decision granted consent for residential development resulting in the loss of the privately owned playing field. To compensate for this loss, a financial contribution of £130,000 is required from the developer to upgrade the public playing fields at Kirkbrae/Double Hedges;
- The former Tipperlinn Bowling Green has been lost to redevelopment at the Royal Edinburgh Hospital where delivery of a shared use path adjacent the South Suburban Railway is in progress; and
- New allotments have been created at India Place, Inchkeith Court, Prestonfield, Baronscourt and Northfield Drive.

The following maps show a picture of where Edinburgh's greenspace standards from Open Space 2021 are being achieved and where there are deficiencies in access to greenspaces or play areas. To reduce inequalities in access to provision, quality data is mapped against the 20% most deprived areas in Scotland from the Scottish Index of Multiple Deprivation (SIMD - 2016).

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

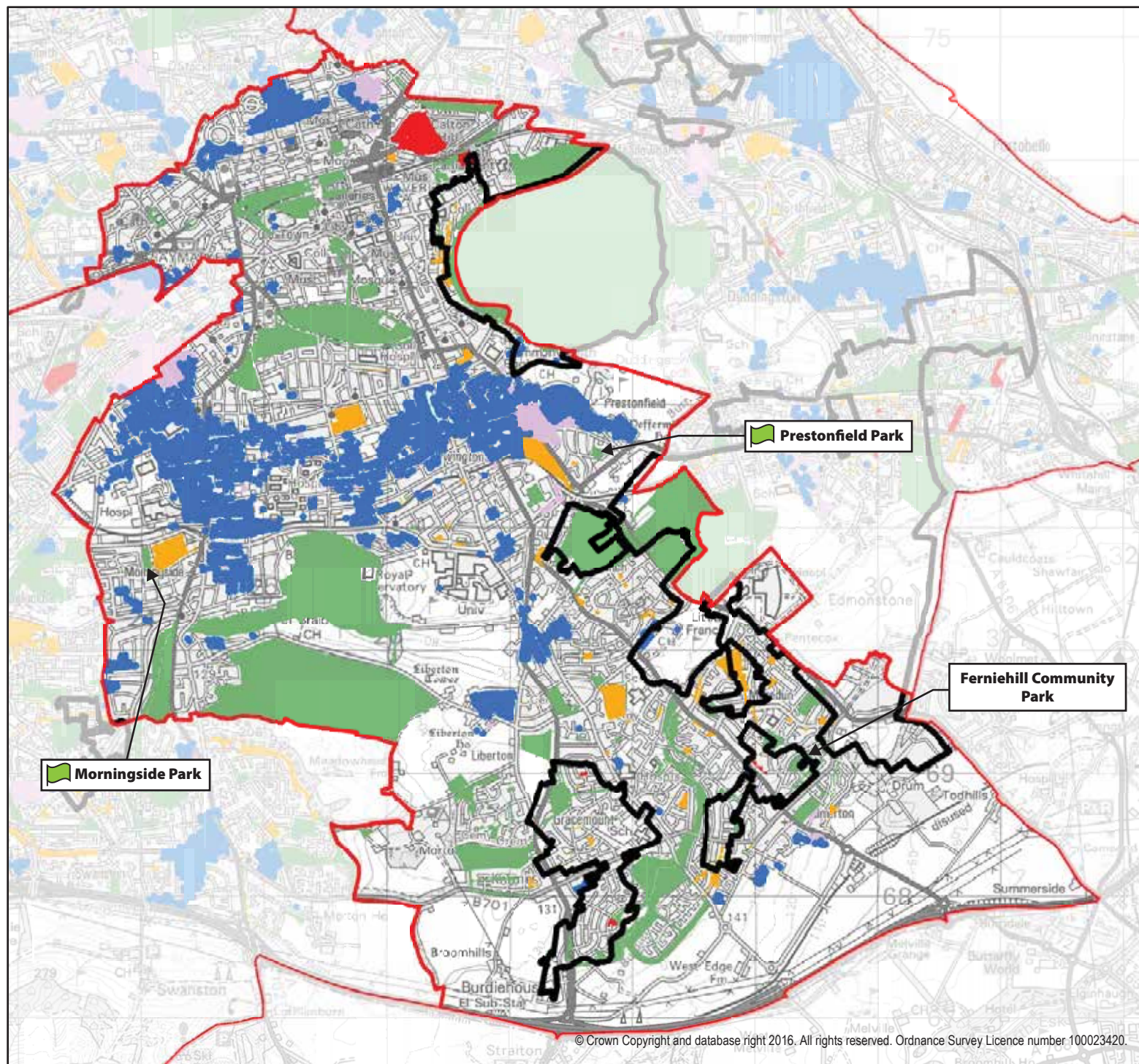
Local Greenspace Standard

Open Space 2021 requires all homes to be within 400 metres walking distance of a good quality, accessible greenspace of at least 500 sq.m.

73.5% of homes in the South East Locality are served by the local greenspace standard by comparison with **87.7%** across the city. Some **26.5%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

Areas not served by the local greenspace standard, include broad areas of Merchiston, Morningside, Grange and Sciennes with some more limited area deficient in terms of the standard to the north of Liberton by Liberton Brae and Liberton Drive. These tend to be areas of housing with access to private gardens where the historic building pattern provides limited scope to improve access to public open space.

Local greenspaces awarded a Green Flag Award in 2016 included: Morningside Park, Prestonfield Park and Ferniehill Community Park.



Legend

Quality grade



- Homes now served by standard but not in 2010
- Homes without access to a good quality local greenspace

Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)

Green Flag Award 2016/17

South East Locality
Access to Local
Greenspace in 2016

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

Large Greenspace Standard

Open Space 2021 requires all homes to be within 800m walking distance of an accessible large greenspace of at least 2 hectares.

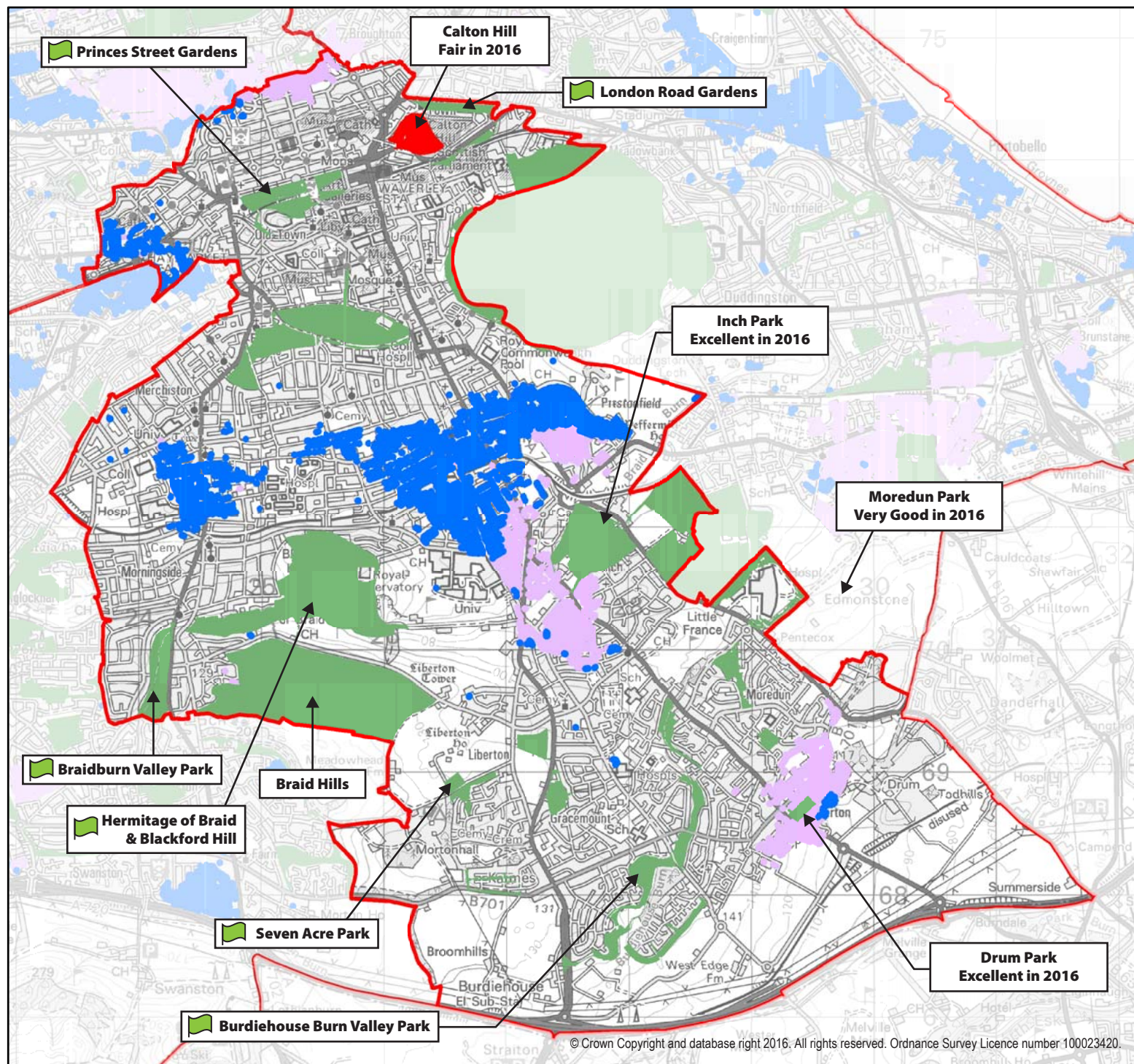
- **All newly created large greenspaces should be of 'good' quality regardless of type**
- **Council managed large greenspaces should be of 'good' quality for City Parks, Community Parks and Recreation Grounds and 'good+' for Premier Parks and Natural Heritage Parks.**

88.3% of homes in the South East Locality are served by the large greenspace standard by comparison with **79%** across the city. Some **11.7%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

Since 2010, the Parks Quality Score of the following parks has improved to meet the large greenspace standard: Braid Hills, Inch Park, Moredun Park and Drum Park. The quality of all other parks and gardens already meeting the standard was either maintained or in most cases further improved.

Calton Hill has declined from 'good' quality in 2009 to 'fair' by 2016, falling below the standard of 'good+' expected of a Premier Park that serves international and national visitors as well as local and citywide needs.

Large Parks and Gardens awarded a Green Flag in 2016 include: London Road Gardens, Princes St Gardens, Braidburn Valley Park, Hermitage of Braid including Blackford Hill, Burdiehouse Burn Valley Park and Seven Acre Park.



Legend

Large Open Space

meeting standard

not meeting standard

Homes now served by standard but not in 2010

Homes without access to a good quality local greenspace

Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)

Green Flag Award 2016/17

South East Locality
Access to Large
Greenspace in 2016

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

Play Access Standard

Open Space 2021 requires all homes to have access to at least one of the following:

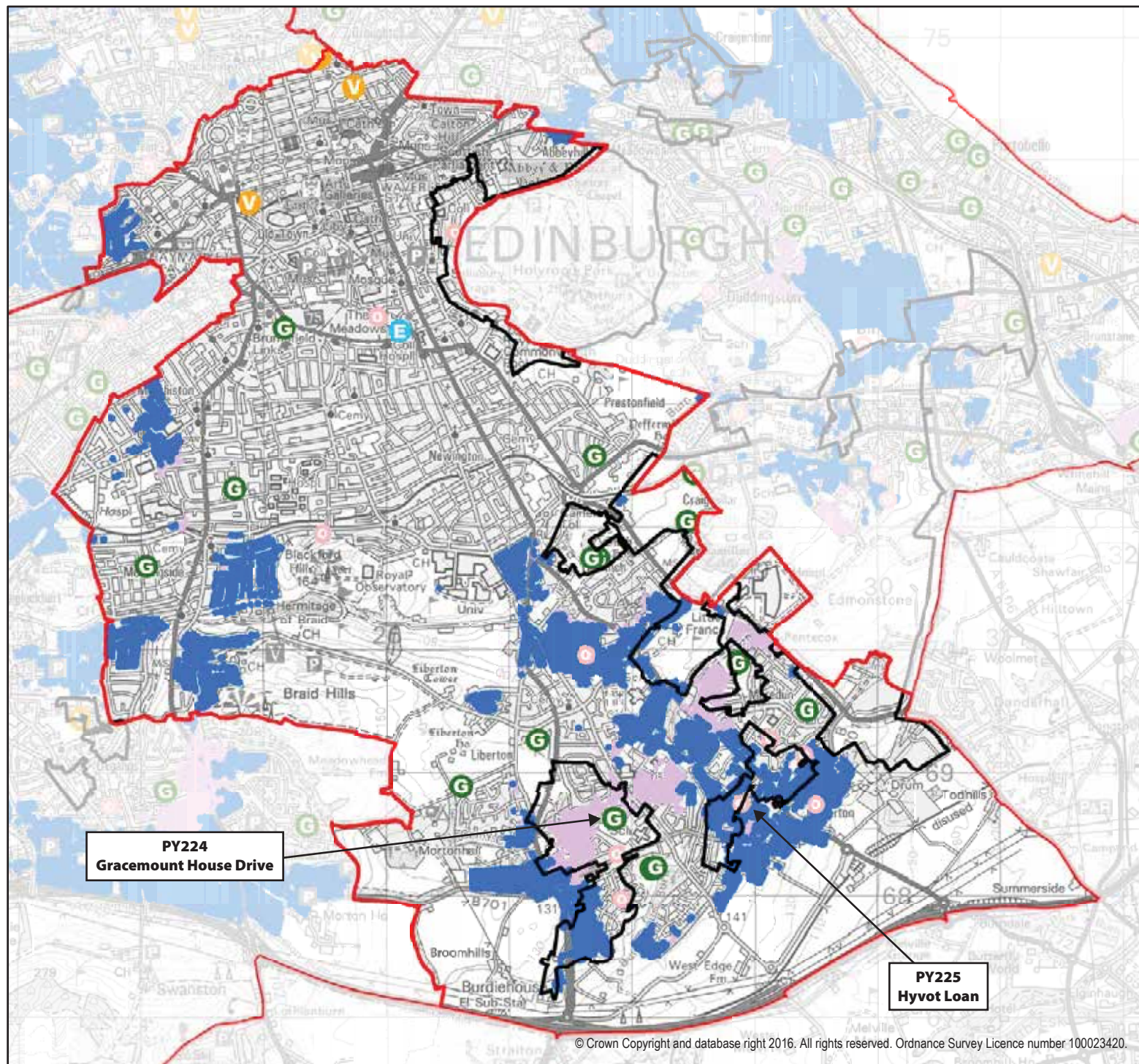
- A play space of good play value (51 – 70) within 800 metres walking distance
- A play space of very good play value (71 – 100) within 1200 metres walking distance
- A play space of excellent play value (101 +) within 2000 metres direct distance

86.2% of homes in South East Edinburgh are served by the Play Access Standard by comparison with **67%** citywide. Some **13.8%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

Play provision was created at Hyvot Loan and replaced as part of redevelopment at Gracemount. Play areas were removed at Burdiehouse and The Pleasance. The play area at Marytree House was improved from 'fair' to 'good' play value. All other play areas were maintained to current play value categories.

Areas not served by the standard include parts of Kaimes and Southouse; and residential areas generally between Lasswade Road and Gilmerton Road – including parts of Hyvot's Bank, Ferniehill and Moredun.

Parts of the city underlined above have been identified in the Scottish Index of Multiple Deprivation as within the 20% most deprived areas in Scotland (SIMD 2016).



Legend

PY 123 New Play Spaces are shown with a PY site ref.

○ Scottish Index of Multiple Deprivation 2016
(20% most deprived areas in Scotland)

Play Spaces contributing to standard

- E Play space of 'Excellent' Play Value
- V Play space of 'Very Good' Play Value
- G Play space of 'Good' Play Value

Access to Play Space from homes within urban area

- Homes now served by standard but not in 2010
- Homes still not served by the standard in 2016

Other Play Spaces not contributing to standard

- B Stand alone Ball Court
- C Other Council
- P Other non-Council

South East Locality
Play Area Access
in 2016

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

Allotments and Community Growing

Existing allotments include: East Scotland Street Lane – North and South; Bridgend Farm, Lady Road, Relugas Place, West Mains and Midmar. New provision includes: India Place, Inchkeith Court, Prestonfield, Baronscourt and Northfield Drive.

Community Growing: Through the Edinburgh Biodiversity Plan, Parks, Greenspaces and Cemeteries, Edible Edinburgh, Edinburgh and Lothians Greenspace Trust and Edinburgh Living Landscape are working to increase create community gardens in areas of deprivation subject to funding. The Council's housing investment strategy is also investigating use of land to support tenants to grow fruit and vegetables.

Outdoor Sports Facilities

A new Sport and Physical Activity Strategy will be prepared to examine demand and capacity for outdoor sports facilities. The Open Space Strategy continues to support the long-term objective to direct investment to multi-pitch venues.

Cemeteries and Burial Grounds

The Council will work with Edinburgh World Heritage and community groups to improve five historic burial grounds in the World Heritage Site, including: the Kirkyards of St Cuthbert's, Greyfriars, and Canongate and burial grounds of Old Calton and New Calton.

Quality surveys will be carried out to identify other cemeteries and burial grounds within the Locality which could be improved to benefit public access to greenspace. Friends of Groups will be supported to contribute towards the improvement of historic burial grounds, through volunteer activities and fund-raising, in recognition of their heritage and recreational value as local greenspaces.

The Green Network

The Meadows, Braidburn Valley Park, Blackford Hill, Braid Hills and Burdiehouse Burn Valley Park provide important green network connections through the South East Locality. Via short sections of on-road path, the Meadows lead westward to the Union Canal and eastward to Holyrood Park and the Innocent Railway. Blackford Hill and the Hermitage of Braid link westward to the Braid Burn Valley Park and southward via Cockmylane to Swanston and the Pentland Hills Regional Park. There are also east-west links via the Hermitage and Blackford Glen from Dreghorn in the southwest, trending northeastwards Duddingston Loch and the Figgate Burn to Portobello. From Braid Road there are links through the Braid Hills from Mortonhall to Liberton via Stanedykehead. North-south links include from Buckstone Snab to Howe Dean

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

Path and Blackford Hill, from which point the Meadows lies beyond the Grange and Marchmont. Burdiehouse Burn Valley Park leads eastwards from Mortonhall to Craigmillar Castle Park.

There are a number of Edinburgh Living Landscape (ELL) sites across the South East Locality helping to improve biodiversity of the green network including: London Road Gardens, Kirkbrae/Double Hedges, Inch Park, Liberton Park, Burdiehouse Burn Valley Park and Ferniehill Drive.

Across the city, The Edinburgh Biodiversity Partnership are progressing work to identify, develop and support strategic green network and landscape scale partnership projects to restore, create or reconnect habitats. Edinburgh & Lothians Greenspace Trust, City of Edinburgh Council Planning and Transport, Localities and Edinburgh Living Landscape are also carrying out ongoing cycle path management as funding opportunities arise.

Open Space Actions proposed in the South East Locality to meet the Strategy's standards are set out in the map and table below:

Map Ref	Action	Type	Description	Who's involved?	Estimated Cost	Funding	Timescale	Status
a)	Calton Hill	Large Greenspace	Preparation of a new management plan and engagement on site improvements. Quality to be raised from 'fair' to meet quality standard for Premier Park.	Edinburgh World Heritage; Culture and Sport; Parks, Greenspaces and Cemeteries	£5 m - unfunded	External funding application to be prepared and if successful any match funding by Council to be subject to approval by Finance and Resources Committee	2016-21	Review of Park Management Plan in progress.

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

b)	Broomhills Park	Large Greenspace	Substantial developer led parkland as part of Broomhills HSG 21 development to meet Council's large greenspace standard. Minded to grant planning application includes 3 ha central parkland.	Developer	Not known	Developer (HSG 21)	With development.	Not started.
		Play Space	Minded to grant planning application includes provision of new play facilities to 'good' play value within central parkland.					
		Green Network	6 ha woodland planting required as part of LDP development principles. See also Mortonhall, Burdiehouse and Gilmerton to Straiton.					
c)	Burdiehouse	Local Greenspace	Integrate the design and layout of open space with the Area of Importance for Flood Management and beyond this area, provide additional amenity and biodiversity benefits through SUDs.	Developer		Developer (HSG 22)	With development.	Planning permission granted 14/04880/FUL.
		Green Network	Improve semi-natural habitat and amenity value of the Local Nature Reserve, extend woodland along the southern bank of the Burdiehouse Burn and incorporate off-road links to the Burdiehouse Burn Valley Park.	Developer	£50,000			
d)	Gilmerton Station Road	Large Greenspace	Creation of new 2 ha large greenspace to meet quality standards to the northwest of the site (P2 The Western Park); delivery of Northern Park, Southern Park; SUDs/local greenspace areas and civic spaces.	Developer	Not known	Developer (HSG 24)	With development.	Planning permission granted 14/01649/PPP. Phasing approved 16/03299/AMC. Western Park to be delivered prior to
		Play Space	Provision of play area to 'very good' play value within P2 - The Western Park.					

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

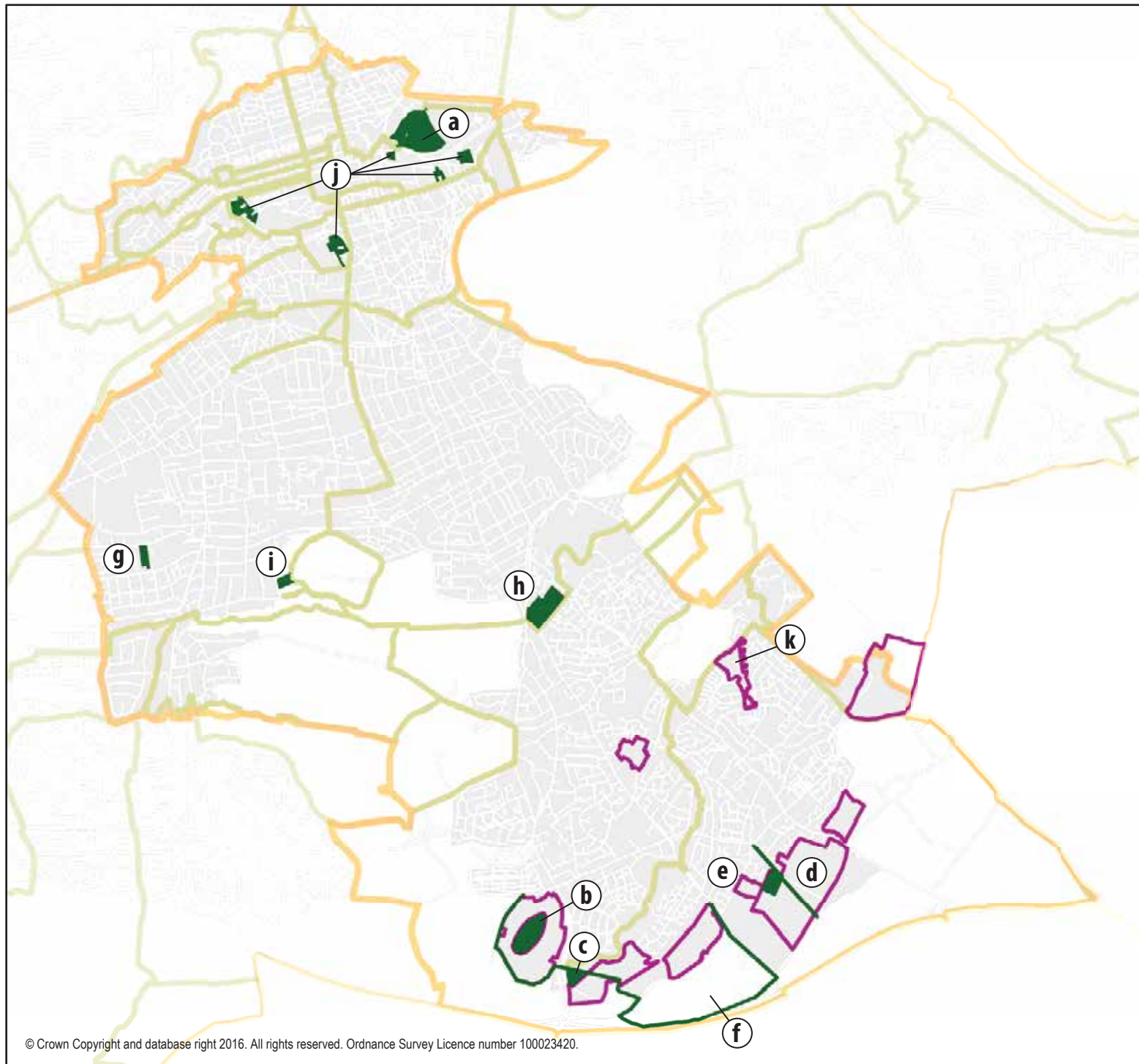
		Green Network	New green corridor approx. 500 m in length between Gilmerton Station Road and Gilmerton Dykes Road.					occupation of phases 5 and 6.
e)	Gilmerton Dykes Road	Green Network	Provision of new multi-user path link from Gilmerton Dykes Road to Gilmerton Station Road.	Developer	Not known	Developer (HSG 23)	With development.	Planning application 14/01446/FUL Appeal Allowed.
f)	Mortonhall, Broomhills, Burdiehouse and Gilmerton to Straiton in Midlothian	Green Network	Green network connections between Burdiehouse Burn Valley Park, Mortonhall, Morton Mains, Gilmerton and Straiton, including off-site multi-user path connection to link with paths network in Midlothian via Straiton Pond. This should include 4m wide landscape treatment to the west across open ground, including verge, hedgerow and hedgerow trees.	Respective developers for each site, Planning and Transport	Not known	Developer (HSG 22, 24)	With development.	Not started.
g)	Morningside Public Park	Play Space	Improve to 'good' play value	Parks, Greenspaces and Cemeteries	£80,000	Unfunded. External funding to be sought by local community	2016-21	Not started.
h)	Kirkbrae / Double Hedges	Playing Fields	Upgrade to the existing playing fields to compensate for loss of private pitch at East Suffolk Road.	Culture and Sport	£130,000	Developer for East Suffolk Road, PPA-230-2172	With development. Prior to the completion of the fourth residential unit the developer shall pay the Council the agreed sum.	Not started.
i)	Midmar Allotments	Allotments	Extension to existing allotment site	Parks, Greenspaces and Cemeteries	£121,000	Unfunded. Est. cost excludes land acquisition.	2016-21	Not started.

Appendix 3

South East Edinburgh

Open Space Action Plan (March 2017)

j)	Edinburgh Graveyards Project	Cemeteries and Burial Grounds	Kirkyards of St Cuthbert's, Greyfriars, and Canongate and burial grounds of Old Calton and New Calton. Improve as community greenspace resources and attractions for visitors to the city	Edinburgh World Heritage, Parks Greenspaces and Cemeteries, Friends Groups	Not known	No Council budget allocation. External funding to be sought.	2016-21	EWB and Friends of New Calton Burial Ground awarded a grant of £11,986 from the New Waverley Community Fund to carry out enhancement work, including: installing a sign on Calton Road; planting; guided tours; onsite trail; lime pointing training workshop; community tidy-ups and family fun day.
k)	Mordunvale	Allotments	Part of LDP Proposal HSG 30 to provide new housing on approx. Half the site and improve the quality of remaining open space, including: allotments and multi-user path links.	Developer / Housing & Regeneration / Parks, Greenspaces and Cemeteries.	Not known	Developer (HSG 30)	With development	Not started.



Legend

- Greenspace Action
- Open Space and Core Paths Network
- LDP Housing Proposal

South East Locality Strategic Greenspace Actions

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

Introduction

This is one of four Open Space Action Plans to support delivery of Open Space 2021, Edinburgh's Open Space Strategy.

Open Space is a key element of Edinburgh's physical, social and environmental fabric and Open Space 2021 sets guiding standards for existing and new open space provision as the city grows.

Through standards based on open space quality, size and distance from homes, the Strategy aims to increase the number of people that can benefit from greenspaces that are sustainably managed, biologically diverse and contribute to health and wellbeing.

The Open Space Profile shows how the Locality compares to the overall picture of open space across the city, highlighting changes to provision.

It is a working plan, to be reviewed periodically to capture collective efforts which lead to the improvement and extension of Edinburgh's green network. Actions, including estimated costs, may be subject to review, further feasibility studies and change.

The Action Plan sets out proposals to help reduce inequalities in access to good quality open space and play provision. In time, it will reflect local environment priorities emerging through co-production of Locality Improvement Plans by Community Planning partners.

The first version shows citywide priorities identified by Edinburgh's annual parks quality assessment and actions carried forward from the existing Play Area Action Plan (2011-16) and previous Open Space Strategy (2010).

The Action Plan will co-ordinate ongoing open space management actions with those relating to development, including changes arising from individual planning decisions and the delivery of new parks and play areas through the adopted Edinburgh Local Development Plan (LDP).

Further details may be included as related strategies, guidance and projects are progressed, in particular those relating to allotments and food growing, biodiversity, climate change adaptation, outdoor sports facilities, green networks and play.

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

Open Space Profile

Audit

The Open Space Audit (2016) recorded urban open spaces over 500 square metres within the Locality and categorised these by their main function or type.

Changes to greenspace provision since 2009/10 include:

- Creation of new greenspaces at: Dreghorn Polofields – including path link to Bonaly Country Park; Bellrock Park – the former Fairmilehead Water Treatment Works; and Fountainbridge Green - replacing the loss of open space through redevelopment at Gibson Terrace/Dundee Street;
- The quality of several large public parks has improved to meet quality standards, including: Colinton Mains Park, Kingsknowe (Dovecot Park), Paties Road Recreation Ground and Redhall Park. Saughton Park has improved to 'good' quality but remains short of 'good+' standard expected of a 'Premier Park';
- Junior Play Area at Dumbryden Gardens (no. 66) has been removed and new play facilities have been created at Bellrock Park and Ratho Moorings;
- Woodland management and new path connection provided at Redford Woods through development of a new care home on former Navy, Army and Air Force Institutes store;
- New Allotment provision has been created at Dumbryden;
- Loss of outdoor sports facilities includes the Caledonian Bowling Green and Longstone Bowling Green; and
- Lothianburn and Torphin Golf Courses are no longer in active use.

The following maps show a picture of where Edinburgh's greenspace standards from Open Space 2021 are being achieved and where there are deficiencies in access to greenspaces or play areas. To reduce inequalities in access to provision, quality data is mapped against the 20% most deprived areas in Scotland from the Scottish Index of Multiple Deprivation (SIMD - 2016)

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

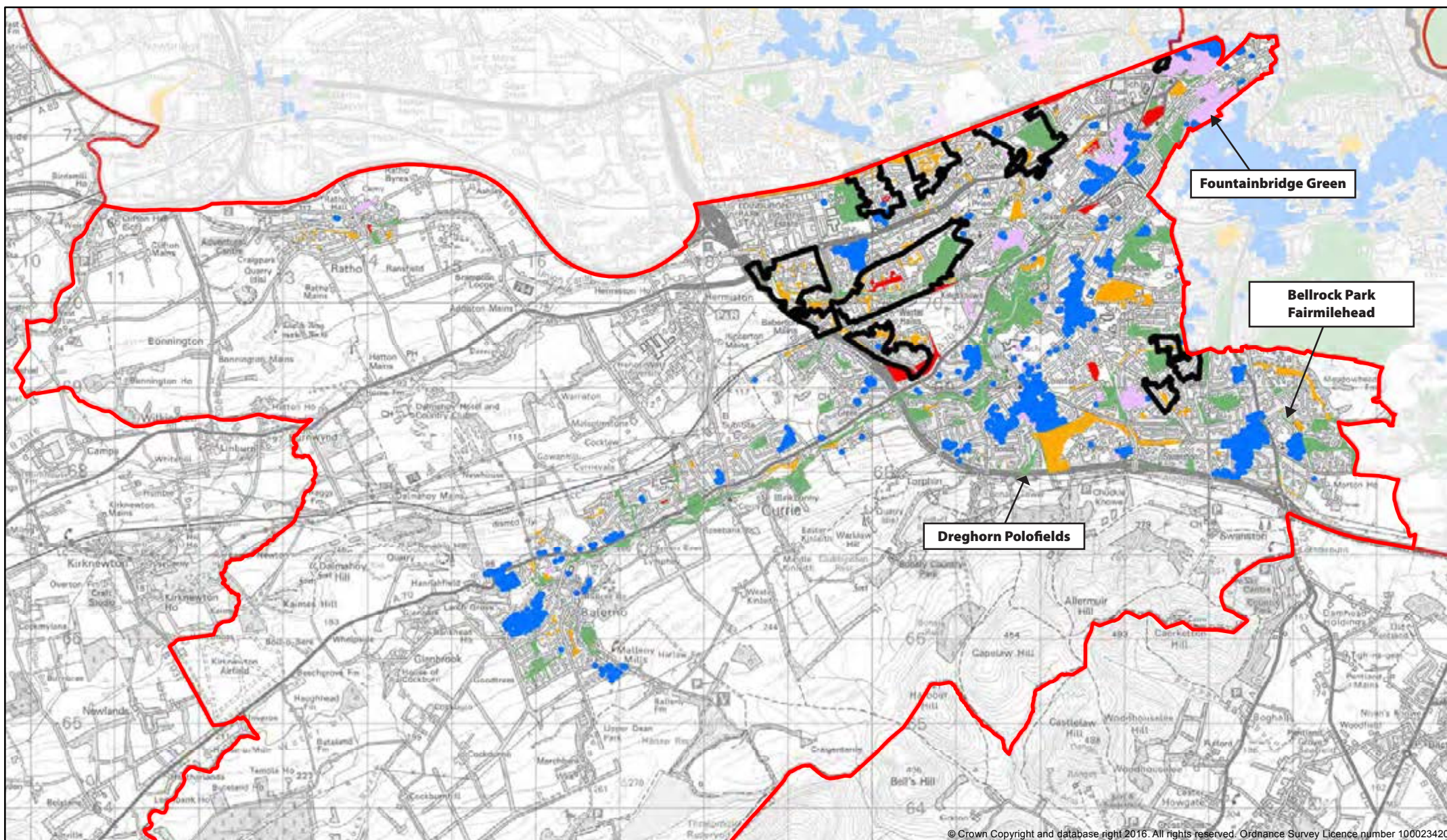
Local Greenspace Standard

Open Space 2021 requires all homes to be within 400 metres walking distance of a good' quality, accessible greenspace of at least 500 sq.m.

75.8% of homes in the South West Locality are served by the local greenspace standard by comparison with **87.7%** across the city. Some **24.2%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

Areas not served by the standard include the southern edge of Ratho, northwest and southeast Balerno, parts of Currie along the A70 and Riccarton Mains Rd, Clovenstone/Harvester Way - Wester Hailes, northeast of the Calders, Sighthill, Broomhouse, Saughton and Stenhouse, Murrayburn and Dumbryden, Chesser, Hutchison Rd/Moat Drive, parts of Colinton, Shandon and areas of Swanston, Comiston, Frogston Terr/Ave.

The areas of the city underlined above have been identified in the Scottish Index of Multiple Deprivation as within the 20% most deprived areas in Scotland from SIMD 2016.



Legend

Quality grade



Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)



Homes now served by standard but not in 2010



Homes without access to a good quality local greenspace

South West Locality
Access to Local Greenspace in 2016

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

Large Greenspace Standard

Open Space 2021 requires all homes to be within 800m walking distance of an accessible large greenspace of at least 2 hectares.

- **All newly created large greenspaces should be of 'good' quality regardless of type**
- **Council managed large greenspaces should be of 'good' quality for City Parks, Community Parks and Recreation Grounds and 'good+' for Premier Parks and Natural Heritage Parks.**

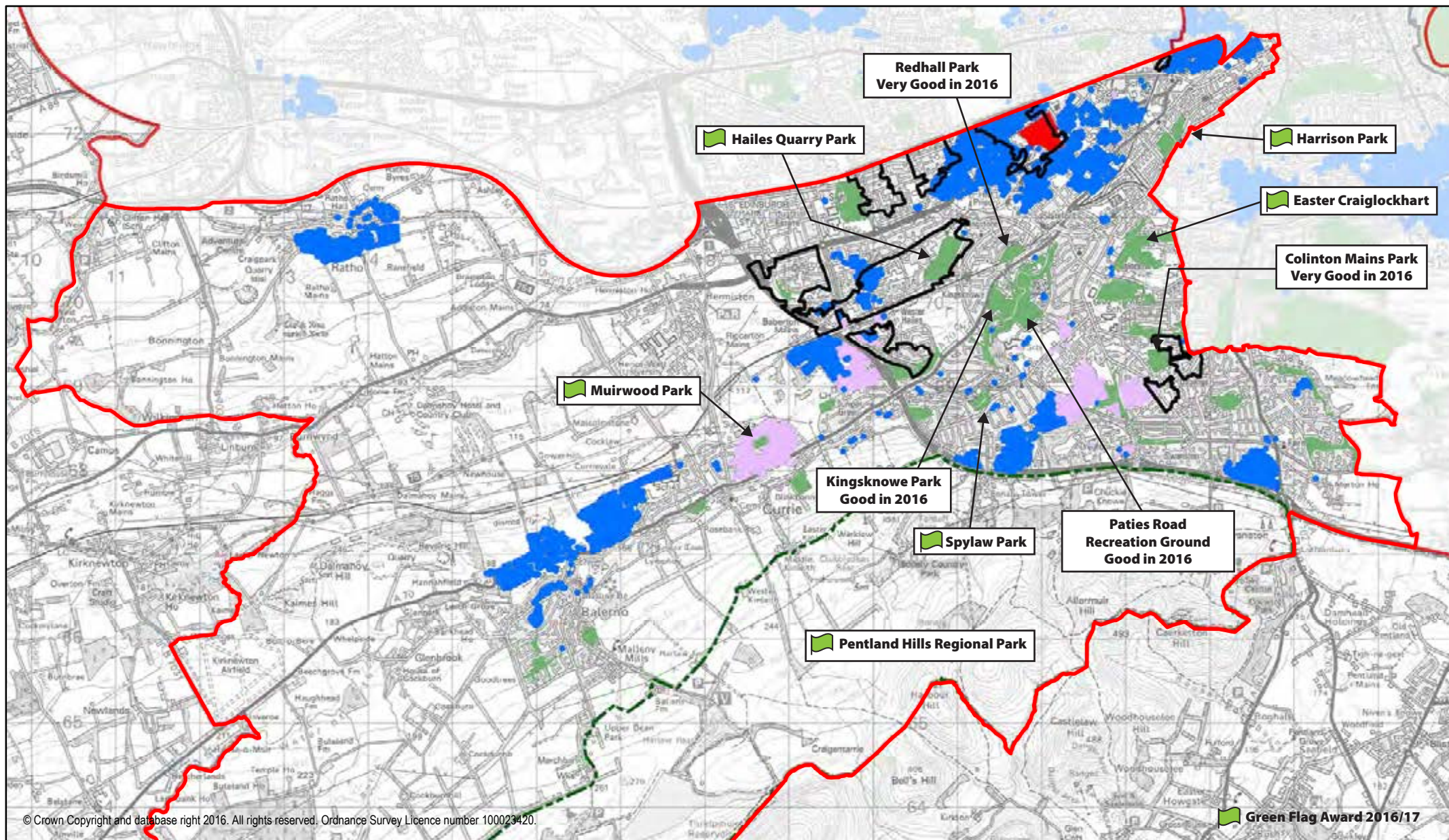
69% of homes are served by the large greenspace standard by comparison with **79%** across the city. Some **31%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

Since 2010, the Parks Quality Score of the following parks has improved to meet the large greenspace standard: Colinton Mains Park, Kingsknowe (Dovecot Park), Paties Road Recreation Ground and Redhall Park.

Curriemuirend has been allocated for housing and allotments through the LDP and as a result, improvement to the existing greenspace at Clovenstone Drive is required.

Saughton Park remains below the Good+ standard, resulting in a large number of homes deficient in terms of access to a large greenspace, including parts of Whitson, Stenhouse and Saughton identified in the SIMD 2016 as within the 20% most deprived areas in Scotland. Lack of access to a large greenspace also exists to the northwest of Balerno and Currie.

Parks awarded a Green Flag in 2016 include: Easter Craiglockhart Hill LNR, Hailes Quarry Park, Harrison Park, Muirwood Park, Spylaw Park and outwith the urban area, The Pentland Hills Regional Park.



Legend	Large Open Space					Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)	South West Locality Access to Large Greenspaces in 2016
	<div></div>	meeting standard	<div></div>	Homes now served by standard but not in 2010	<div></div>		
	<div></div>	not meeting standard	<div></div>	Homes still not served by the standard in 2016			

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

Play Access Standard

Open Space 2021 requires all homes to have access to at least one of the following:

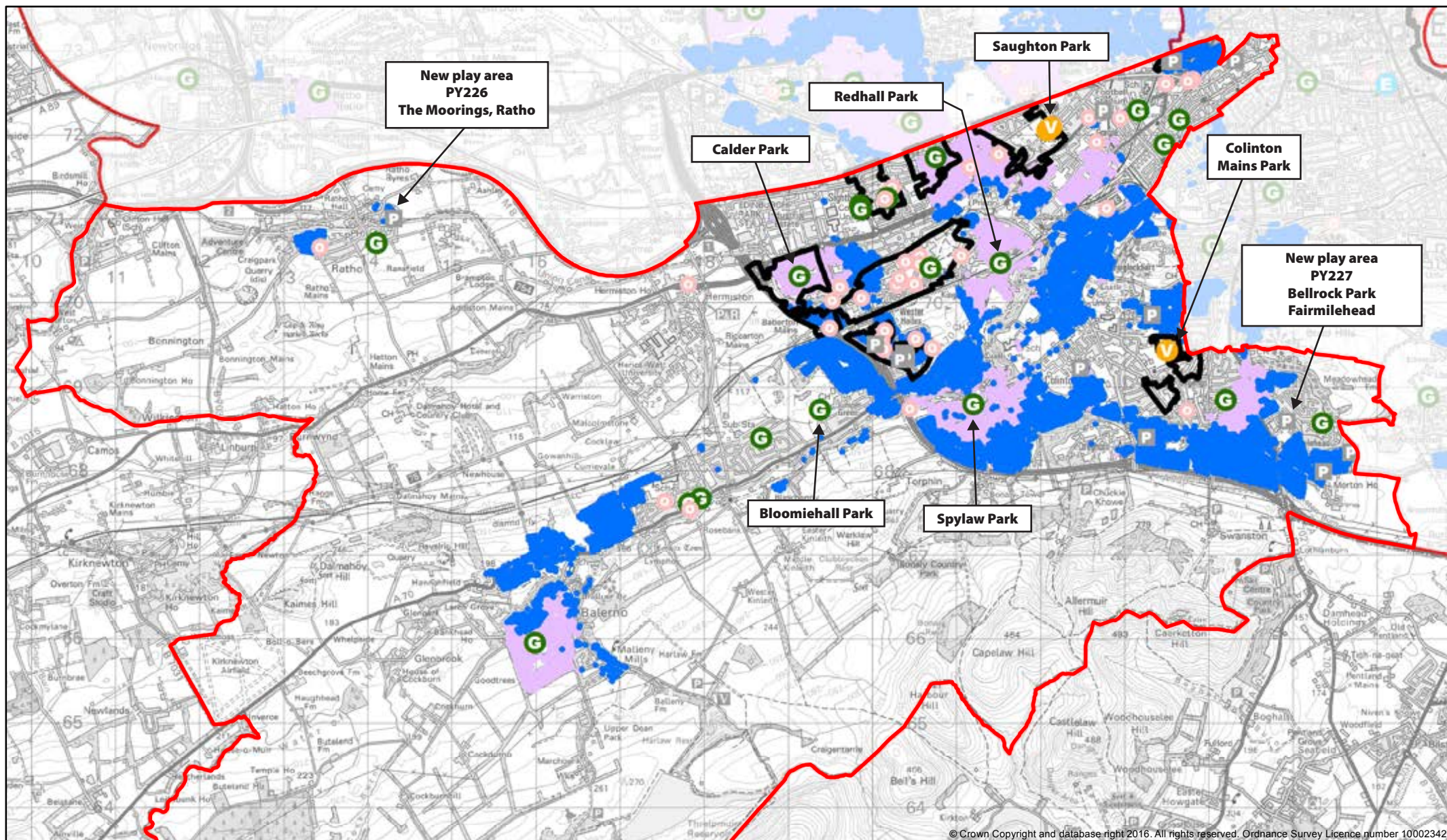
- A play space of good play value (51 – 70) within 800 metres walking distance
- A play space of very good play value (71 – 100) within 1200 metres walking distance
- A play space of excellent play value (101 +) within 2000 metres direct distance

68% of homes in SW Edinburgh are served by the Play Access Standard by comparison with **67%** citywide. Some **32%** of homes are not served by the standard, represented by the areas shown in blue in the map overleaf. Residential areas which are served by the standard are indicated by the black and white base map only, whilst places highlighted in pink reflect improvements in access to greenspaces since 2010.

The Play Areas at Calder Park, Redhall Public Park, Spylaw Park and Bloomiehall Park have improved from 'fair' to 'good', whilst at Saughton Park, the play and skate facilities have improved to 'very good' play value. Colinton Mains Park play area has improved from 'fair' to 'very good'.

Areas not served by the standard include the northwest and southeast of Balerno and western parts of Currie; Baberton, Westburn Avenue, Sighthill; Clovenstone/Harvester Way; Longstone Rd, Stenhouse Rd and Chesser; Craiglockhart and Meggetland; Greenbank; and to the north of the Bypass – parts of Colinton, Hunter's Tryst, Swanston, Fairmilehead.

The areas of the city underlined above have been identified in the Scottish Index of Multiple Deprivation as within the 20% most deprived areas in Scotland (SIMD 2016).



Legend

PY 123 New Play Spaces are shown with a PY site ref.

○ Scottish Index of Multiple Deprivation 2016 (20% most deprived areas in Scotland)

Play Spaces contributing to standard

● Play space of 'Excellent' Play Value

● Play space of 'Very Good' Play Value

● Play space of 'Good' Play Value

Access to Play Space from homes within urban area

● Homes now served by standard but not in 2010

● Homes still not served by the standard in 2016

Other Play Spaces not contributing to standard

● Stand alone Ball Court

● Other Council

● Other non-Council

South West Locality Play Area Access in 2016

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

Allotments and Community Growing

Existing allotments include: Saughton, Stenhouse, Chesser, Hutchison, Slateford Green, Wester Hailes and Redhall. New provision has been created at Dumbryden.

Through the Edinburgh Biodiversity Plan, Parks, Greenspaces and Cemeteries, Edible Edinburgh, Edinburgh and Lothians Greenspace Trust and Edinburgh Living Landscape are working to increase create community gardens in areas of deprivation subject to funding. The Council's housing investment strategy is also investigating use of land to support tenants to grow fruit and vegetables.

Outdoor Sports Facilities

A new Sport and Physical Activity Strategy will be prepared to examine demand and capacity for outdoor sports facilities. The Open Space Strategy continues to support the long-term objective to direct investment to multi-pitch venues.

Cemeteries and Burial Grounds

Quality surveys will be carried out to identify those cemeteries and burial grounds which could be improved to benefit public access to greenspace. Friends of Groups will be supported to contribute towards the improvement of historic burial grounds, through volunteer activities and fund-raising, in recognition of their heritage and recreational value as local greenspaces.

The Green Network

The Water of Leith (Core Path 18) and Union Canal (Core Path 15/15W) provide key east-west connections through the Locality, connecting a number of greenspaces and providing onward links to the north of the city, city centre, Braid Hills and Pentland Hills, Bonaly and Hillend Country Parks to the south. In the north of the Locality, delivery of the tram has also provided new green links between Carrick Knowe and Edinburgh Park Station.

There are a number of Edinburgh Living Landscape (ELL) sites across the SW locality helping to improve biodiversity of the green network including: Marchbank Park, Currie High School, Baberton Mains Park, Hailes Quarry Park, Wester Hailes Education Centre, Whinhill Park, Paties Road, Cockmylane and the margins of Harrison Park East and Murieston Crescent.

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

Across the city, The Edinburgh Biodiversity Partnership are progressing work to identify, develop and support strategic green network and landscape scale partnership projects to restore, create or reconnect habitats. Edinburgh & Lothians Greenspace Trust, City of Edinburgh Council Planning and Transport, Localities and Edinburgh Living Landscape are also carrying out ongoing cycle path management as funding opportunities arise.

Open Space Actions proposed in the South West Locality to meet the Strategy's standards are set out in the following table and map:

Map Ref	Action	Type	Description	Who's involved?	Estimated Cost	Funding	Timescale	Status
a)	Saughton Park	Large Greenspace	Restore the park to its former glory as a visitor destination which showcases horticultural excellence and offers exceptional recreational and visitor facilities, opportunities for learning and volunteering and engenders a sense of pride in the neighbouring communities	Parks, Greenspaces and Cemeteries, Royal Caledonian Horticultural Society, Friends of Saughton Park	£5.2m	73% costs funded by Heritage Lottery Fund 'Parks for People'. Remainder of costs to be met by Council and other external funding	2016 - 2020. Due to re-open in August 2018, followed by ongoing events and activities programme	In progress. Construction phase to commence in early 2017
		Play Space	Potential to also improve play facilities to 'Excellent' play value					
b)	Spylaw Park	Play Space	Play Value raised from 'fair' to 'good'. Working with community to seek additional external funding to raise play value to 'very good'	Parks, Greenspaces and Cemeteries and local community	£30,000	No allocated budget	Outstanding target from 2011-16 Play Area Action Plan	Subject to progress of local fund raising

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

c)	Newmills Park	Large Greenspace	<p>Provision of new 3 ha linear park to meet the Council's large greenspace standard</p> <p>Provision of publicly accessible play area to meet play access standard to 'very good' play value</p> <p>Deliver the first section of a green network link providing an off-road connection between the Water of Leith and Kirknewton</p> <p>Opportunity to provide allotments</p>	Developer	£320,000	Developer (HSG 22) LDP Greenspace Proposal GS11	With development	Planning application submitted 15/05100/FUL
d)	Longstone Southern Parkland	Large Greenspace	Creation of 2 hectare Southern Parkland, including path circuits, decking and boardwalk, footbridge, wetland with reed bed, meadow grass landforms and native species grassland	Developer	Not known	Developer	With development	Not started
e)	Clovenstone Drive	Large Greenspace	Enhance 4ha of existing greenspace at Clovenstone Drive as part of Curriemuirend HSG 31 development, including provision of play space and upgrade football pitch.	Developer/ Housing & Regeneration / Parks, Greenspaces and Cemeteries	£400,000	Developer (HSG 31) LDP Greenspace Proposal GS10	With development	Not started
	Curriemuirend Park	Allotments			£100,000			

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

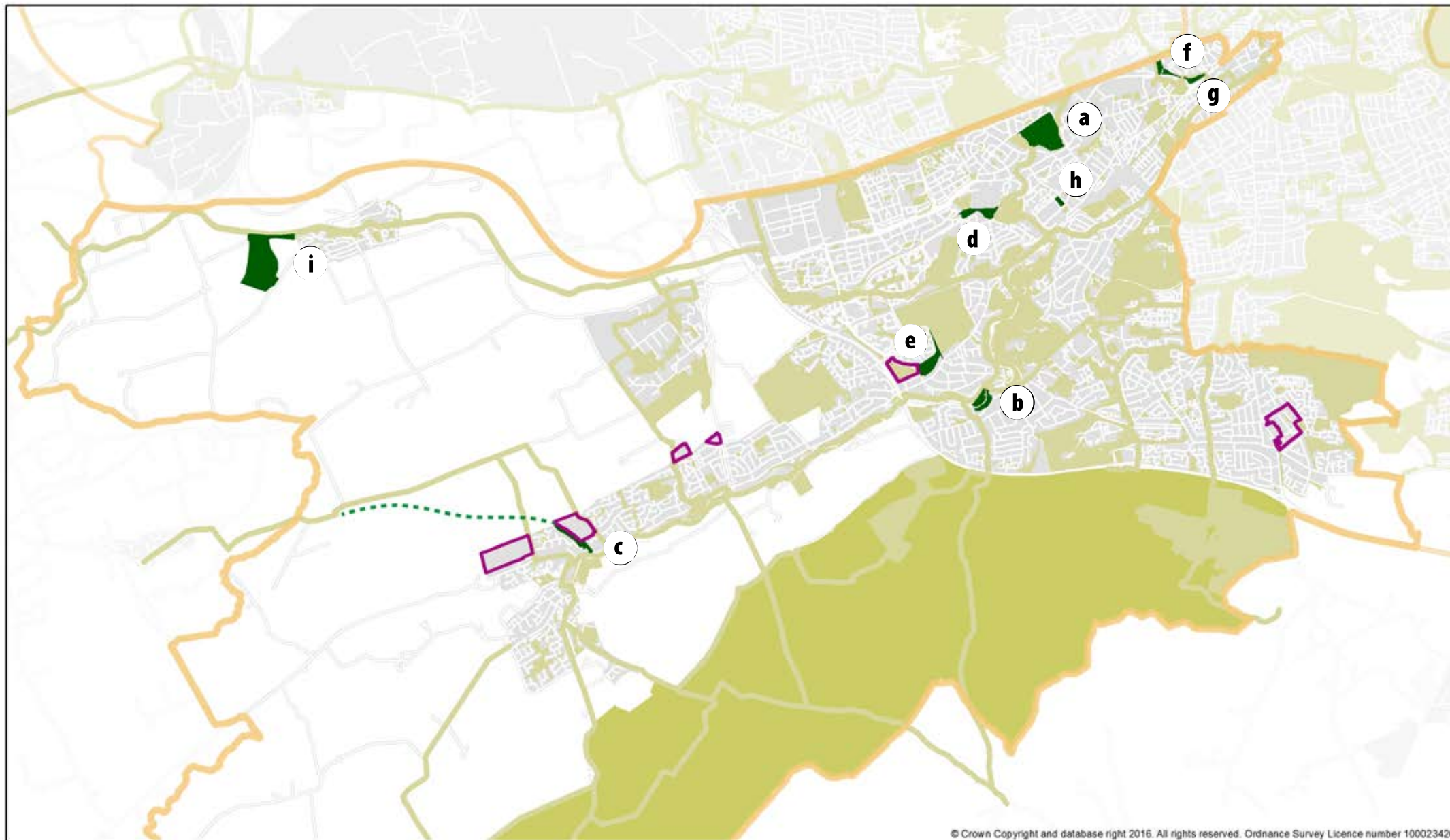
f)	Roseburn to Dalry Community Park and Union Canal	Create new pedestrian/cycle link between Union Canal and North Edinburgh Paths at Roseburn via Dalry Community Park	i. Sauchiebank Ramp & surrounding greenspace, crossing of Mid-Calder rail link, elevated path between Mid Calder railway crossing to Dalry Road including greenspace proposals and improvements to Dalry Community Park. This is to include renewal of the play area and sports pitch, lighting, seating and wayfinding to celebrate the new link. Toucan crossing to West Approach Road and link to Union Canal via Gibson Terrace.	Planning and Transport, Parks, Greenspaces and Cemeteries, Developer	£5.9m	No allocated budget. External funding to be sought.	2017-20	Feasibility Study and link to Union Canal completed.
			ii. Potential future Edinburgh - Glasgow Railway line crossing proposals between the Roseburn Path and Sauchiebank		Not known		Not known	Initial feasibility study completed.
			iii. Potential future West Approach Road Bridge Crossing proposals connecting between the Dalry Community Park and Dundee Street		£1.4m		Not known	
			iv. Opportunity to extend Dalry Community Park as part of redevelopment of Fountainbridge as set out in LDP Greenspace Proposal GS1 / Fountainbridge Development Brief.		£100,000	Developer	With development	Not started

Appendix 4

South West Edinburgh

Open Space Action Plan (March 2017)

g)	Yeaman Place to Union Canal	Green Network	Create new pedestrian/cycle access from Yeaman Place to Union Canal as part of potential future redevelopment of the site	Developer, Planning and Transport	Not known	Developer	Subject to redevelopment of land adjacent Union Canal	Not started
h)	Chesser Avenue	Civic Space	Opening up to public access of open space which forms setting of listed building at Chesser Avenue	Developer, Planning and Transport	Not known	Developer	With development	Not started. Planning application approved for a new events space/public square at Chesser Avenue, including parking.
i)	Craigpark Quarry	Large Greenspace	Restoration of the quarry to provide a new country park linked to the redevelopment of part of the quarry for residential use. Proposals include earthworks, native grassland, tree planting, formation of path networks, water body and drainage infrastructure.	Developer	Not known	Developer	With development	Infill of quarry, earthworks and seeding in progress



Legend

-  Greenspace Action
-  Open Space and Core Paths Network
-  Other Potential Access
-  LDP Housing Proposal

South West Locality Strategic Greenspace Actions

Corporate Policy and Strategy Committee

10.00 am, Tuesday 28 March 2017

Short Stay Commercial Visitor Accommodation – referral from the Planning Committee

Item number	7.13
Report number	
Wards	All

Executive summary

The Planning Committee on 2 March 2017 considered a report from the Executive Director of Place on Short Stay Commercial Visitor Accommodation providing an up to date position on

- the number of this type of properties in sensitive areas of the city;
- the categorisation (commercial or residential) of the properties in respect of waste collections etc; and
- any proposals being advanced in other cities to define this type of property in regards to commercial or non commercial.
- the Council's enforcement action against this type of accommodation since the last update on 6 October 2016.

Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report
Appendices	See attached report

Terms of Referral

Short Stay Commercial Visitor Accommodation

Terms of referral

- 1.1 The Planning Committee on 2 March 2017 considered the attached report by the Executive Director of Place on Short Stay Commercial Visitor Accommodation (SSCVA) providing an up to date position on
 - the number of this type of properties in sensitive areas of the city;
 - the categorisation (commercial or residential) of the properties in respect of waste collections etc;
 - any proposals being advanced in other cities to define this type of property in regards to commercial or non commercial, and
 - the Council's enforcement action against this type of accommodation since the last update on 6 October 2016.
- 1.2 Edinburgh has a history of short stay letting due to its popularity as a tourist destination and the presence of the festivals. These types of properties are advertised through a variety of letting agencies, private advertisements, websites and word of mouth. Consequently, information on their extent is difficult to gather. However, the rise to prominence of Airbnb and the public availability of its data helps to provide an indication of the current situation in Edinburgh. The data highlights the location of properties, length of time they are available for let and whether the entire apartment is available.
- 1.3 This market operates in a manner that is unregulated and that issues of overconcentration, public safety, neighbouring amenity, rateable value, waste collection, parking and contribution to housing supply cannot be addressed.
- 1.4 The data shows 6,273 properties in Edinburgh listed through Airbnb from January 2012 to July 2016. Of these, 3,432 (54.7%) are for entire properties, of which 2,043 (59.5%) were available for over 90 days a year. However, it should be noted that there is no current designation of sensitive areas in respect of SSCVAs and exact figures are therefore not available. Entire properties available as SSCVA for a significant proportion of the year indicate that the property is no longer used as a primary residence.
- 1.5 A property primarily operating as SSCVA is potentially a commercial business which could require planning permission for a change of use. Factors such as the size of the property and the pattern of activity associated with the use will be material factors in determining whether a change of use has occurred.
- 1.6 The location of properties shows a concentration in the city centre towards Leith and the Southside. A larger concentration of properties available for over 90

days is concentrated in the city centre, with entire properties available for shorter periods dispersed across the city.

- 1.7 The concentration of properties in certain areas may bring issues relating to housing supply, noise and community cohesion. However, the designation of areas as 'sensitive' in relation to SSCVA risks underestimating the impact a single property may have on neighbours and, in the longer term, risks simply moving SSCVA outwith any designated areas.
- 1.8 1,543 properties were listed as Commercial Visitor Accommodation on the Valuation Roll in December 2016. With 2,043 properties on Airbnb alone, and available for more than 90 days a year, the valuation roll figure would appear at first sight to be an under-representation. If SSCVA properties not on the valuation roll are operating commercially, then a change of use in planning terms may have occurred. These properties would be no longer contributing to the housing supply.
- 1.9 The problem is that the planning definition of a commercial use is different from the Assessor's definition, and just because a property is rented out for commercial gain, does not mean it is not in residential use. Each case has to be assessed on its own merits as to whether a change of use has occurred and whether action needs to be taken. For this reason it is not proposed to have a standard Council definition of SSCVAs.
- 1.10 The Planning Committee agreed:
 - 1.10.1 To note the current position in respect of action taken by Planning Enforcement relating to Short Stay Commercial Visitor Accommodation (SSCVA).
 - 1.10.2 To note that a standard definition of SSCVAs is not achievable as each case has to be assessed individually as to whether a change of use has occurred.
 - 1.10.3 To refer the report to the Corporate Policy and Strategy Committee requesting it to make representations to the Scottish Government to;
 - (i) Amend planning legislation to classify Short Stay Commercial Visitor Accommodation let for 90 days or more per calendar year as a commercial business.
 - (ii) Either amend existing legislation in respect of rented accommodation or bring forward legislative proposals for a licensing/registration scheme for Short Stay Commercial Visitor Accommodation let for 90 days or more per calendar year

For Decision/Action

- 2.1 The Corporate Policy and Strategy Committee is asked to make representations to the Scottish Government to;
- (i) Amend planning legislation to classify Short Stay Commercial Visitor Accommodation let for 90 days or more per calendar year as a commercial business.
 - (ii) Either amend existing legislation in respect of rented accommodation or bring forward legislative proposals for a licensing/registration scheme for Short Stay Commercial Visitor Accommodation let for 90 days or more per calendar year.

Background reading / external references

Planning Committee 2 March 2017

Laurence Rockey

Head of Strategy and Insight

Contact: Blair Ritchie, Assistant Committee Clerk

E-mail: blair.ritchie@edinburgh.gov.uk | Tel: 0131 529 4085

Links

Coalition pledges	See attached report
Council outcomes	See attached report
Single Outcome Agreement	See attached report
Appendices	See attached report

Planning Committee

10.00am, Thursday, 2 March 2017

Short Stay Commercial Visitor Accommodation

Item number

Report number

Executive/routine

Executive

Wards

All

Executive Summary

The purpose of this report is to meet the Planning Committee remit from [6 October 2016](#) for a further report on Short Stay Commercial Visitor Accommodation (SSCVA).

At its meeting on 6 October 2016, the Planning Committee considered a progress report and noted the current position in respect of action by the Planning Enforcement Service relating to SSCVA. It was also requested that the Executive Director of Place would submit a further update report on:

- the number of this type of properties in sensitive areas of the city;
- the categorisation (commercial or residential) of the properties in respect of waste collections etc; and
- any proposals being advanced in other cities to define this type of property in regards to commercial or non commercial.

This report also provides an update on the Council's enforcement action against this type of accommodation since the last update on 6 October 2016.

Links

Coalition Pledges

[P21, P28, P44](#)

Council Priorities

[CP5, CP7, CP8, CP9, CP13](#)

Single Outcome Agreement

[SO1](#)

Short Stay Commercial Visitor Accommodation

1. Recommendations

- 1.1 It is recommended that Committee:
 - 1.1.1 notes the current position in respect of action taken by Planning Enforcement relating to Short Stay Commercial Visitor Accommodation (SSCVA); and
 - 1.1.2 notes that a standard definition of SSCVAs is not achievable as each case has to be assessed individually as to whether a change of use has occurred.

2. Background

- 2.1 Following the approval of Guidance for Businesses in December 2012, the Planning Committee considered whether SSCVA constitutes a material change of use in planning terms. The Committee considered that, in certain cases, it could. Accordingly, the non-statutory Guidance for Businesses was amended in February 2013 to incorporate the relevant criteria for assessing whether a residential property had undergone a change of use to a SSCVA.

3. Main report

Overview of the current situation

- 3.1 Edinburgh has a history of short stay letting due to its popularity as a tourist destination and the presence of the festivals. These types of properties are advertised through a variety of letting agencies, private advertisements, websites and word of mouth. Consequently, information on their extent is difficult to gather. However, the rise to prominence of Airbnb and the public availability of its data helps to provide an indication of the current situation in Edinburgh. The data highlights the location of properties, length of time they are available for let and whether the entire apartment is available. A visual representation of this is shown in Appendix 1.
- 3.2 The data shows 6,273 properties in Edinburgh listed through Airbnb from January 2012 to July 2016. Of these, 3,432 (54.7%) are for entire properties, of which 2,043 (59.5%) were available for over 90 days a year. However, it should be noted that

there is no current designation of sensitive areas in respect of SSCVAs and exact figures are therefore not available as requested by Committee.

- 3.3 Entire properties available as SSCVA for a significant proportion of the year indicate that the property is no longer used as a primary residence. A property primarily operating as SSCVA is potentially a commercial business which could require planning permission for a change of use. However, as outlined in the Guidance for Businesses, other factors such as the size of the property and the pattern of activity associated with the use will be material factors in determining whether a change of use has occurred.
- 3.4 The location of properties in Appendix 1 shows a concentration in the city centre towards Leith and the Southside. A larger concentration of properties available for over 90 days is concentrated in the city centre, with entire properties available for shorter periods dispersed across the city.
- 3.5 The concentration of properties in certain areas may bring issues relating to housing supply, noise and community cohesion. However, the designation of areas as 'sensitive' in relation to SSCVA risks underestimating the impact a single property may have on neighbours and, in the longer term, risks simply moving SSCVA outwith any designated areas.

Categorisation of identified properties

- 3.6 Appendix 2 shows the 1,543 properties listed as Commercial Visitor Accommodation on the Valuation Roll in December 2016. With 2,043 properties on Airbnb alone, and available for more than 90 days a year, the valuation roll figure would appear at first sight to be an under-representation. If SSCVA properties not on the valuation roll are operating commercially, then a change of use in planning terms may have occurred. These properties would be no longer contributing to the housing supply.
- 3.7 The problem is that the planning definition of a commercial use is different from the Assessor's definition, and just because a property is rented out for commercial gain, does not mean it is not in residential use. Each case has to be assessed on its own merits as to whether a change of use has occurred and whether action needs to be taken. For this reason it is not proposed to have a standard Council definition of SSCVAs.

Approach by other cities

- 3.8 Cities in the UK, Europe and beyond are taking measures to manage the unintended consequences of an increased use of Airbnb and other websites that enable SSCVA. Appendix 5 includes a summary of approaches to distinguishing between commercial and non commercial use. This need to manage SSCVA is linked to a shortage of affordable housing for residents and high demand for tourist accommodation.

- 3.9 A common theme is to use the number of days an entire property is let as an indicator of non-commercial or commercial use. The number of days used as an indicator ranges from 120 days in Paris to 60 days in Amsterdam. Glasgow does not give a definitive number of days but states that where a property is being used principally to provide short-stay accommodation, this may constitute a material change of use. The number of days an entire property is available to let indicates how often the property is used as a permanent residence and whether it can still be considered part of the housing supply.
- 3.10 Some cities consider all short-term lets of entire properties as constituting a change of use. In Amsterdam lets of fewer than seven days, in residential properties, are prohibited as they consider this type of let only appropriate for hotels and bed and breakfast which would constitute a change of use. Property owners in Berlin require a permit to provide SSCVA if over 50% of the property is to be leased. In San Francisco all those who lease property as SSCVA are required to have a Business Registration Certificate and anyone who earns rent from a short-term residential rental is considered to be operating a commercial business.

Waste

- 3.11 How waste generated from SSCVA is handled will vary depending on whether the use is classed as commercial or non-commercial. Commercial waste is defined as that which is generated by a business regardless of size. This includes those businesses which operate out of a shop, office, restaurant or home. The owner of the commercial business must organise the collection of waste from a licensed waste carrier.
- 3.12 Determining whether a SSCVA is generating commercial or non-commercial waste will depend on whether a change of use has occurred, irrespective of size or amount of waste produced. Ensuring waste is managed appropriately will ensure commercial SSCVA properties are operating consistently with traditional tourism business models.
- 3.13 Waste and cleansing services have highlighted the difficulty in enforcing compliance with trade waste regulations for SSCVA properties. This is a particular problem when isolated households are using their property for commercial letting, such as those operating through Airbnb, as the collector will be unaware whether the waste is residential or SSCVA waste.

Parking

- 3.14 Any visitors using SSCVA are subject to the city's parking regulations. Appendix 3 shows the location of Airbnb properties within Controlled Parking Zones and Priority Parking Areas. Permits are available in these areas and a different type of permit is available for visitor parking which is more restrictive than residents parking permits.

- 3.15 Visitor Parking Permits are required to be purchased by a permanent resident of the zone. One permit lasts for 90 minutes of parking in permit holders or shared use parking spaces or the full controlled period in a Priority Parking Area place. In Controlled Parking Zones, permits are limited to 150 permits per year, or in Parking Priority Areas, limited to 30 permits per year.

Neighbourhood Plans

- 3.16 A review of neighbourhood plans across Edinburgh identified priorities and actions linked to SSCVA. The city centre is one of the densest areas for SSCVA. Actions identified support encouraging people to visit and spend time in the city centre. Where antisocial behaviour does occur there must be a clear mechanism in place to raise issues.

Local Community Plan	Priority	Action
City Centre	Support the city centre economy	Encourage people to visit and shop in all areas of the city.
	Helping people feel safe in the city centre	Look at positive ways to reduce antisocial behaviour. Make it easier to report issues.

- 3.17 The City of Edinburgh Council (CEC) has published advice for residents online for reporting issues associated with SSCVA. This includes noise, antisocial behaviour and too many people staying in one property. If these problems occur, the issue can be reported to the local neighbourhood office who will carry out an investigation and, where necessary, take action to resolve the situation.

Student Housing

- 3.18 Appendix 4 shows purpose-built student housing available to let during the summer months. These are mainly located outside the city centre in the Southside, Leith and Fountainbridge. The use of these student residences in summer equates to 35 buildings and provides a combined number of 8,479 beds.
- 3.19 Where student accommodation is let out for SSCVA uses over the summer months, this is unlikely to result in a change of use. The lease of student accommodation over the summer is used for a number of purposes including:
- students who remain in Edinburgh over the summer; and
 - providing additional accommodation required for the Summer Festivals.

- 3.20 The main purpose of the accommodation throughout the year remains student accommodation. The use of the apartments as SSCVA over the summer months is unlikely to have a detrimental impact on the amenity of an area or loss of units from the housing supply.
- 3.21 If student accommodation is no longer being used as it was intended, and a change of use to residential accommodation is required, Policy Hou 6 Affordable Housing of the adopted Local Development Plan will apply. This requires conversions of 12 or more units to include provision for affordable housing. This amounts to 25% of the total number of units proposed.

Tourism

- 3.22 The Edinburgh Tourism Strategy 2020, prepared by the Edinburgh Tourism Action Group (ETAG), targets an increase in the number of overnight trips to Edinburgh of 680,000 per year by 2020. To reach this additional capacity, ETAG anticipates further development in the hotel industry and the continued rise in the use of Airbnb and other home sharing websites.
- 3.23 While the Strategy anticipates the further growth in Airbnb, the report acknowledges the challenges this brings. As well as the increasing impact on amenity and housing supply, ETAG highlights the challenges the growth of Airbnb will pose to traditional tourism business models. To mitigate the impact on traditional tourism business models, it is important that SSCVA properties, operating as quasi hotels or commercial businesses, are paying the correct property and business taxes. This will help tourism models operate on a level playing field.

Enforcement Action

- 3.24 The previous update to the Planning Committee (6 October 2016) stated there were ten SSCVA enforcement cases pending. Between August and December 2016, a further 11 cases were opened and 11 cases closed. A list of cases closed, together with the reasons for closing is detailed in Appendix 6.
- 3.25 There are currently 11 SSCVA enforcement cases pending consideration. The progress of each of these cases is recorded in the table at Appendix 7. When investigating SSCVA, officers use site visits, speak to neighbours and owners and carry out online research to inform their analysis.
- 3.26 Of the 11 cases closed, one was subject to an Anti-Social Behaviour Order (ASBO). One other case was taken to appeal where the reporter gave general support to the Council's Guidance for Businesses in assessing whether there was a change of use.

4. Measures of success

- 4.1 The Council's performance in dealing with cases of SSCVA results in a decline in the particular problems associated with such uses, in a decline in the number of complaints about such activity, and in successful outcomes for the Council in any appeal or court proceedings.

5. Financial impact

- 5.1 If more properties were defined as SSCVA with the appropriate planning permissions, there could be benefits to the city in terms of increased rates and re-alignment of waste resources.

6. Risk, policy, compliance and governance impact

- 6.1 There is no impact on risk, policy, compliance and governance impact arising from this report.

7. Equalities impact

- 7.1 The impact of better regulation of SSCVA on the amenity of areas and the city's housing supply could aid in tackling some of the inequalities caused by the overstretched housing market in Edinburgh.

8. Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered. Relevant Council sustainable development policies have been taken into account. This review of the operation of SSCVA will have no adverse impacts on carbon emissions, the city's resilience to climate change impacts, achieving a sustainable Edinburgh in respect of social justice, economic wellbeing or good environmental stewardship.

9. Consultation and engagement

- 9.1 No formal public consultation has taken place as part of this report. However, there is regular contact and communication with community groups and other interested parties with regard to enforcement cases. Internal consultations have taken place with planning and building standards, waste services, parking, localities and community safety.

10. Background reading/external references

- 10.1 [Annual Review of Guidance, report to Planning Committee, 28 February 2013](#)
- 10.2 [Minutes of Planning Committee, 28 February 2013, Item 3](#)
- 10.3 [Minutes of Planning Committee, 5 December 2013 Item 5.1](#)
- 10.4 [Minutes of Development Management Sub Committee, 14 May 2014, Item 4.2](#)
- 10.5 [Minutes of Planning Committee, 7 August 2014, Item 6.1](#)
- 10.6 [Minutes of Planning Committee, 6 August 2015, Item 7.2](#)
- 10.7 [Minutes of Planning Committee, 6 October 2016, Item 7.1](#)

Paul Lawrence

Executive Director of Place

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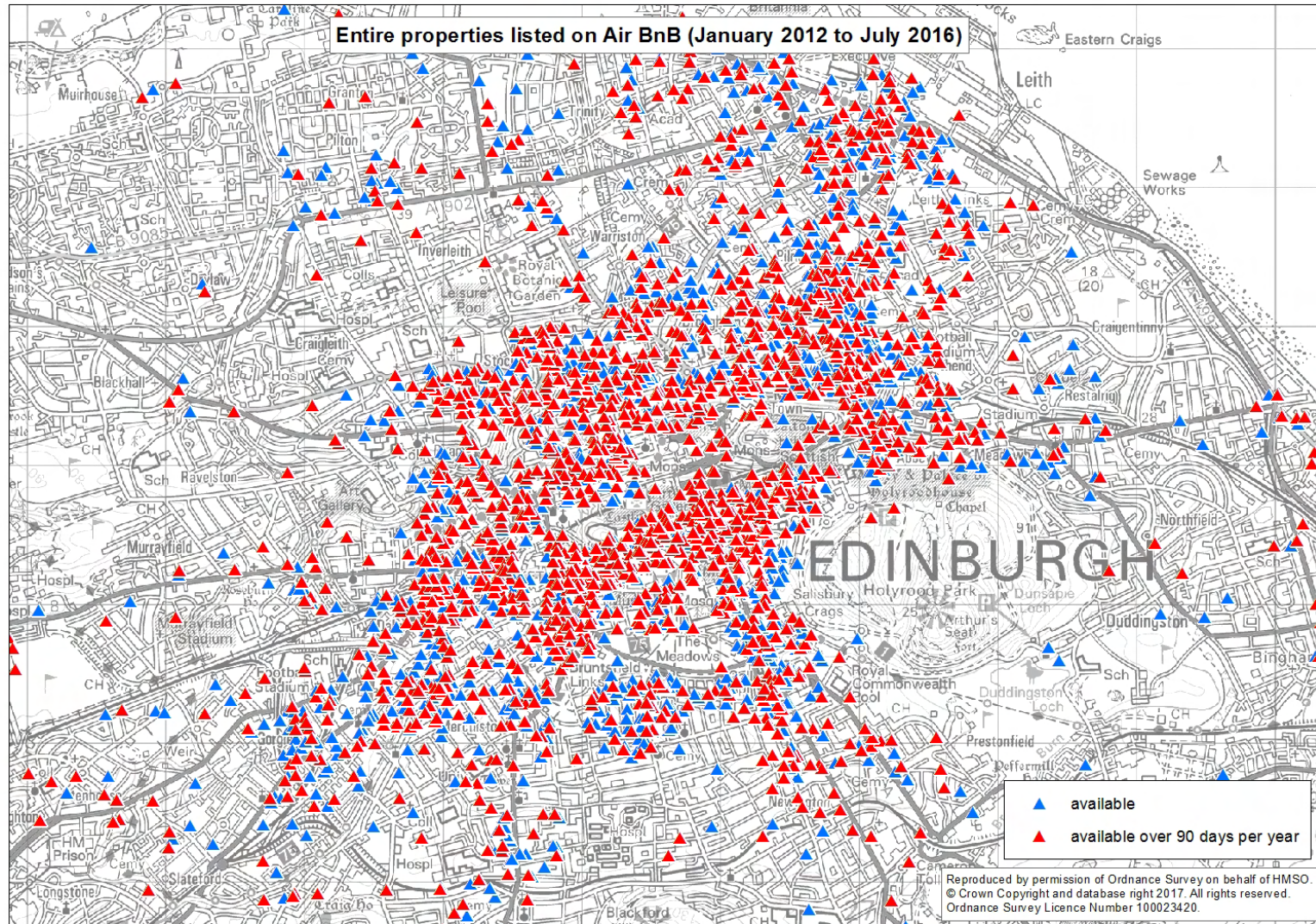
Contact: Simon Antrobus, Planning Officer

E-mail: simon.antrobus@edinburgh.gov.uk, 0131 469 3597

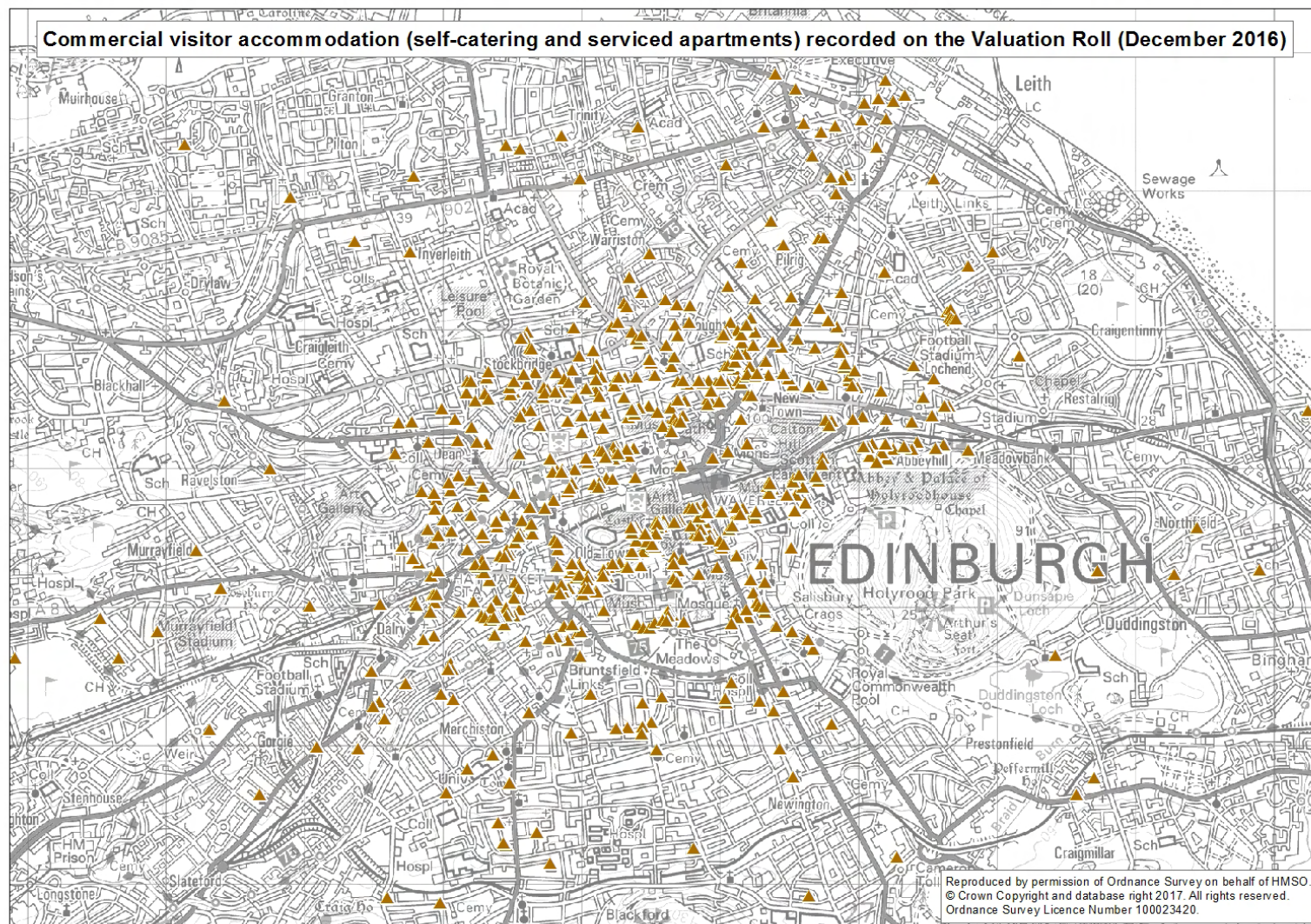
11. Links

Coalition Pledges	P21 - Consult further on the viability and legality of a transient visitor levy
	P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic wellbeing of the city
	P44 - Prioritise keeping our streets clean and attractive
Council Priorities	CP5 – Business growth and investment
	CP7 – Access to work and learning
	CP8 – A vibrant, sustainable local economy
	CP9 – An attractive city
	CP13 – Transformation
	Workforce
	Citizen and partner engagement
	Budget
Single Outcome Agreement	SO1 - Edinburgh's economy delivers increased investment, jobs and opportunities for all
Appendices	Appendix 1 – Entire Proposed Listed on Airbnb
	Appendix 2 – Short Stay Accommodation Registered as a Commercial Business
	Appendix 3 - Entire Airbnbs within Controlled Parking Zones or Priority Parking Areas
	Appendix 4 - Purpose Built Student Accommodation Available to Let in Summer
	Appendix 5 - Other Cities Approach to Categorising SSCVA
	Appendix 6 - Short Stay Commercial Visitor Accommodation Cases Closed Aug – Dec 2016
	Appendix 7 - Short Stay Commercial Visitor Accommodation Cases Pending Aug – Dec 2016

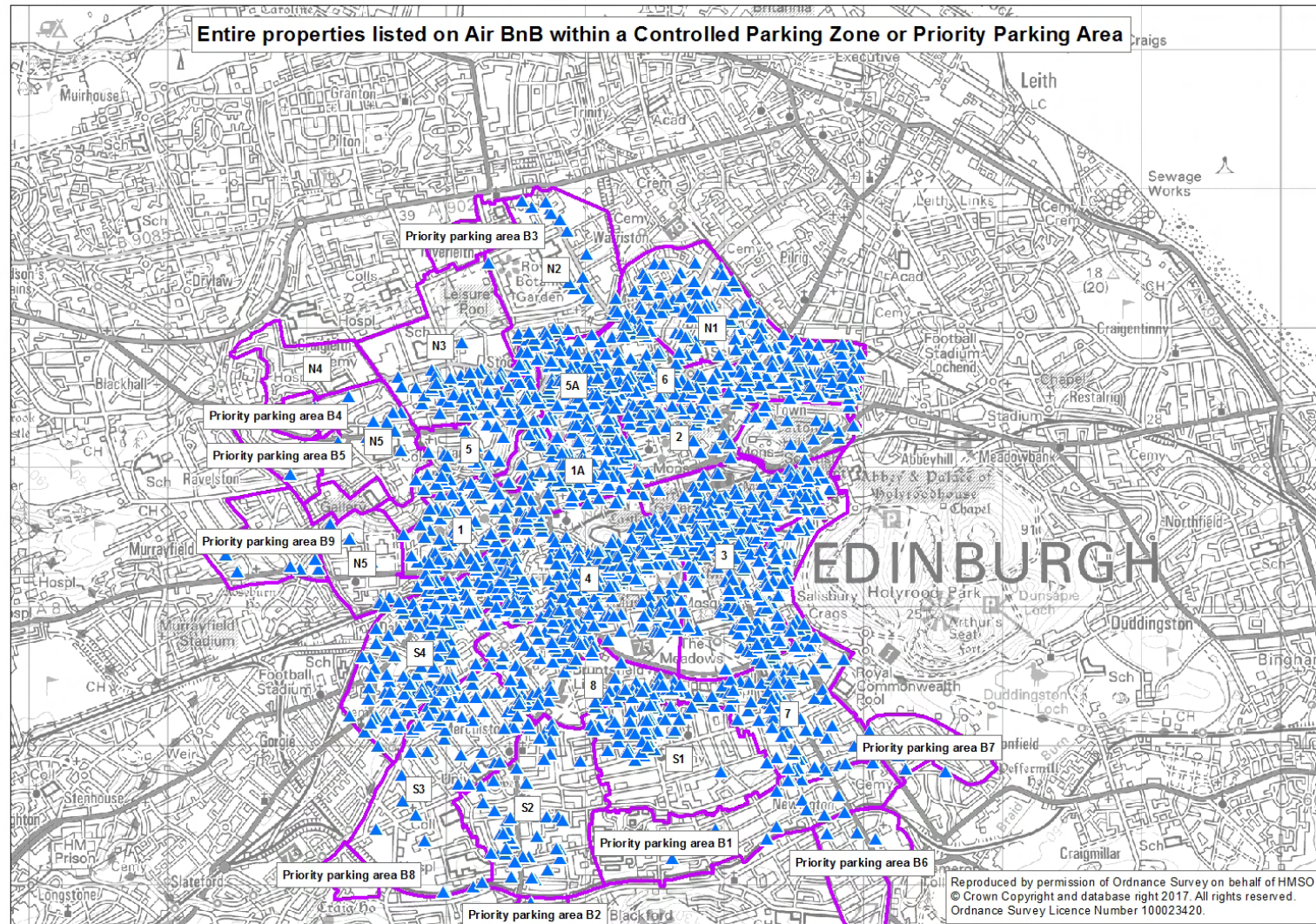
Appendix 1 – Entire properties listed on Airbnb



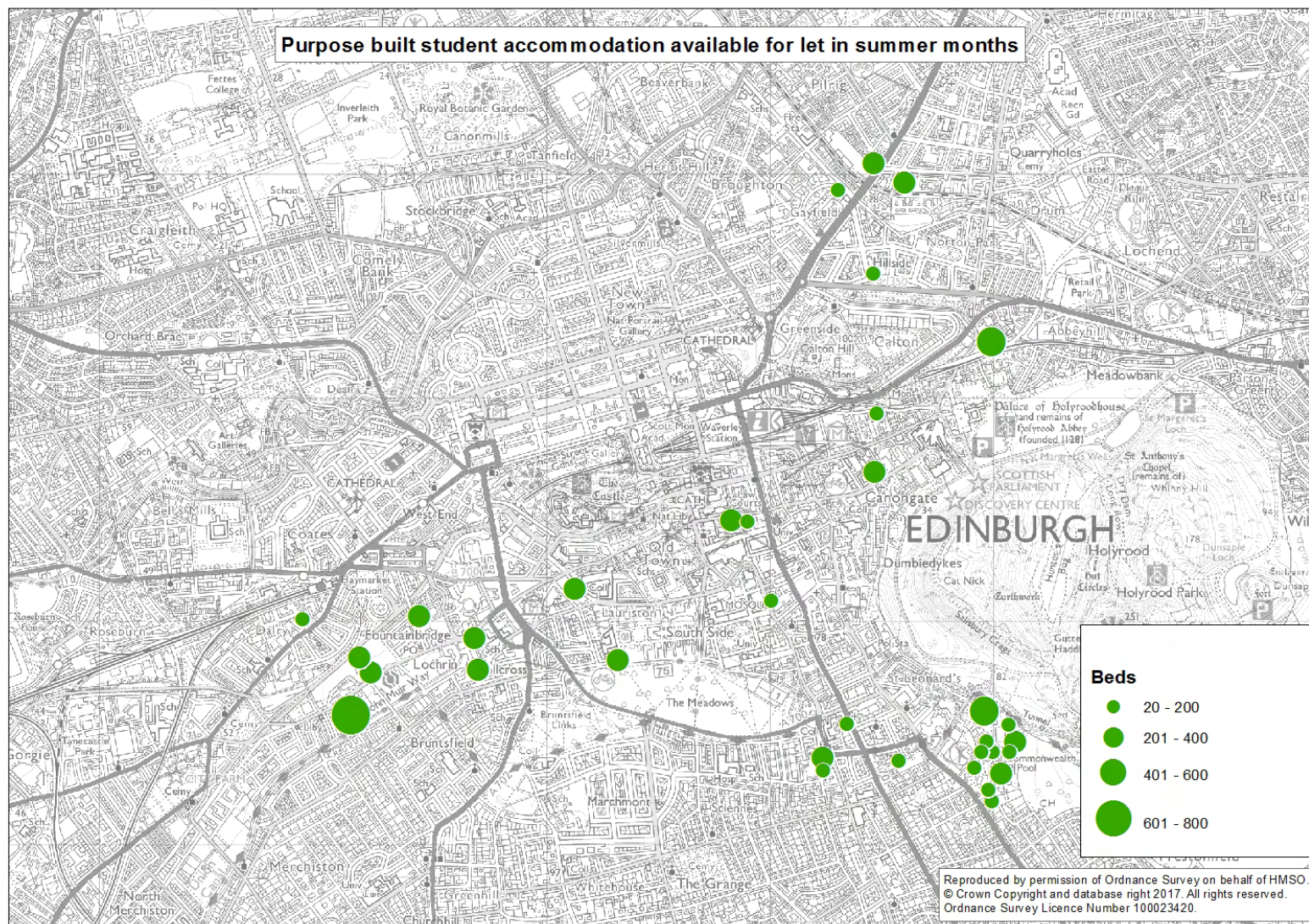
Appendix 2 Short stay accommodation recorded as a commercial business



Appendix 3 Entire Airbnbs within Controlled Parking Zones or Priority Parking Areas



Appendix 4 Purpose built student accommodation available to let in summer



Appendix 5 Other Cities Approach to Categorising SSCVA

City	Source	Determining Commercial/Non Commercial
Glasgow	<p>RES 8 - Short-Stay Serviced Apartments</p> <p>Supplementary Guidance 10: Meeting Housing Need, page 12, Short Stay Serviced Accommodation</p>	<p>Dwellinghouses remains in use as a house whether it is the sole or main residence of the occupants or not. This sets a context that a house being used on a short-term basis does not constitute a change of use, irrespective of the frequency of changes in household. Therefore, short-stay use within a house will not be deemed to require planning permission provided that it is occupied by a single household as defined in Class 9.</p> <p>Where a flat is being used principally to provide short-stay accommodation, there may be a material change of use. In determining whether a proposed short-stay use would constitute a change of use, the Council will take account of the nature of services provided, such as cleaning or laundry, the size and context of the property and the frequency and length of short stays.</p>
Amsterdam	<p>http://www.iamsterdam.com/en/local/live/housing/rental-property/shortstay</p>	<p>Short stays of less than 7 days are prohibited in residential property. These visits are considered to be appropriate for hotels and bed and breakfasts and would be considered as a commercial use of a residential property. Some home exchange during holidays etc is allowed but it must be clear that the property is not being rented for money on a regular basis for short periods (60 days per year limit).</p> <p>To let a house out for a short stay if between 7 days and 6 months requires a permit and is considered a change of use. The number of permits is restricted to 10% of a district's housing supply and affordable housing tenants are not permitted to rent their homes as this would diminish the affordable housing supply for local residents.</p>
Berlin	<p>http://www.bbc.co.uk/news/technology-36185271</p> <p>Law:</p>	<p>Berlin considers the short term lease of more than 50% of a residential unit as a commercial use. To provide a short term lease a permit is required when:</p> <ul style="list-style-type: none"> - Is used for the purpose of the repeated rental of a holiday apartment or a tourist accommodation, in particular a commercial room rental or the installation of sleeping places;

	<p>Zweckentfremdungsverbot</p> <ul style="list-style-type: none"> - prohibition of improper use 	<ul style="list-style-type: none"> - Is used for commercial or professional purposes; - Is modified in such a way that it is no longer suitable for residential purposes; - Is empty for more than six months <p>The law in Berlin discourages the change of use from a residential property into a commercial property. To strengthen this, the ban on short term leases on guest flats without a permit has been imposed.</p>
San Francisco	<p>http://sf-planning.org/office-short-term-rental-registry-faqs</p> <p>(Transient Occupancy Tax 14%)</p> <p>file:///H:/SF%20Biz%20Portal%20STR%20Guide%2007DEC16.pdf – Guide to Short Term Rental)</p>	<p>Residential properties can be let without planning permission up to a limit of 90 days per year if you obtain a Short-Term Residential Registration for an entire unit and unlimited number of days for partial unit. To be eligible to register you must:</p> <ul style="list-style-type: none"> - You must be the permanent resident of the residential unit that you wish to rent short-term and can only register one unit. - You must obtain a San Francisco Business Registration Certificate from the San Francisco Business Portal. <p>This Short-Term Residential Registration allows owners to advertise their unit on hosting platforms such as Airbnb and costs a fee. Anyone in San Francisco who earns rent from a short-term residential rental is considered a business and may owe taxes. You must obtain a Business Registration Certificate and pay applicable taxes to the local authority and register with the Office of Short-Term Rentals.</p>
London (City of Westminster)	<p>https://www.westminster.gov.uk/short-term-letting</p>	<p>If providing short term lets amounting to more than 90 nights per year cumulatively you will require planning permission for a Change of Use.</p> <p>A short term lease of less than 90 days per year does not require planning permission. This only applies to domestic properties paying Council Tax.</p>
Manchester	<p>file:///H:/8_Short_term_lets.pdf</p>	<p>Report from 2008 Committee includes options to address emerging problem of short term lets. Options include:</p> <ul style="list-style-type: none"> • Planning conditions used to restrict use of new apartments to private dwellings; • Review of core strategy policies in relation to residential provision; and • Promoting local legislation.

Paris	http://qz.com/876984/airbnb-is-gradually-losing-one-of-its-biggest-advantages-over-hotels/ https://www.theguardian.com/travel/2016/mar/31/airbnb-in-paris-to-warn-hosts-over-illegal-listings	<p>Paris and other cities in France regard the short term let of a property for more than 120 days per year a commercial property. Properties leased through Airbnb must also collect the same nightly tourist tax paid by hotels.</p> <p>To provide short term lease from your property for more than 120 days per must apply for a change of use permit and register it as a commercial property.</p>
Reykjavik	http://grapevine.is/news/2016/06/05/new-airbnb-law-approved-by-parliament/	<p>Residents can rent out their property for up to 90 days a year without needing an operation licence from the state. At the same time, the gross income from renting out their property cannot exceed 1 million ISK.</p> <p>If a renter exceeds the 90 day limit, or if their earnings from it exceed 1 million ISK, the county seat may opt to de-register the property's permit to operate as an AirBnB. Fines for offences can range from anywhere from 10,000 ISK up to 1 million ISK.</p>

Appendix 6 Short Stay Commercial Visitor Accommodation Cases Closed Aug – Dec 2016

Case No	Address	Complaint	Status	Received Date	Date Case Decision	Date Case Closed	Number of Days	Ward	Reason for Closing
15/00296/ECOU	83 Dundas Street Edinburgh EH3 6SD	Alleged use of premises as an SSCLA	Closed	08/06/15	28/10/16	28/10/16	560.32	A11	Property advertised for short term let but no evidence found to suggest material change of use.
15/00307/ECOU	1F2 56 Lochrin Buildings Edinburgh EH3 9ND	Unauthorised change of use - flat to short stay commercial leisure accommodation	Closed	11/06/15	01/09/16	01/09/16	557.28	A10	Further investigations found no evidence of anti-social behaviour. Case closed. Enquirer advised situation has improved. Should further action

									need to be taken the enforcement notice remains in effect.
15/00640/ECOU	2F 17 Great Junction Street Edinburgh EH6 5HX	Alleged unauthorised use as short stay apartment (party flat).	Closed	04/12/15	14/09/16	14/09/16	381.47	A13	Anti-social behaviour notice served. No further planning action required.
16/00301/ECOU	3F1 28 Warrender Park Terrace Edinburgh EH9 1EE	Alleged unauthorised change of use - short stay commercial let.	Closed	16/06/16	06/10/16	06/10/16	186.52	A10	Long term tenants now living in the premises. No further action required
16/00421/ECOU	26 Old Tolbooth Wynd Edinburgh EH8 8EQ	Alleged unauthorised change of use - short stay commercial let.	Closed	09/08/16	01/09/16	01/09/16	132.20	A11	Advertised for short term lets during July/August only. Long term lets at other times.

									Concluded no material change of use.
16/00441/ECOU	PF2 12 Sylvan Place Edinburgh EH9 1LH	Alleged material change of use - short term commercial visitor accommodation.	Closed	17/08/16	10/10/16	10/10/16		A15	Let out during August for Festival but no evidence found of material change of use.
16/00492/ECON	2F2 29 Falcon Gardens Edinburgh EH10 4AR	Alleged material change of use - use of the property as short term commercial visitor accommodation.	Closed	08/09/16	29/09/16	29/09/16		A10	Advertised on Air B&B but no evidence of material change of use
16/00499/ECOU	2F3 24 Sloan Street Edinburgh EH6 8PH	Alleged material change of use - use of the property as short term commercial visitor accommodation	Closed	08/09/16	29/09/16	29/09/16		A12	Advertised on Air B&B but no evidence of material change of use

16/00508/ECOU	Flat 2 22 East Comiston Edinburgh EH10 6RZ	Alleged Change of Use from Flat to Short Stay Commercial Leisure Apartment.	Closed	13/09/16	28/10/16	28/10/16	97.40	A08	Advertised for short term lets but no evidence found to suggest a material change of use.
16/00513/ECOU	Flat 8 22 Newhalls Road South Queensferry EH30 9TA	Alleged Change of Use from Flat to Short Stay Commercial Leisure Apartment.	Closed	19/09/16	28/10/16	28/10/16	91.48	A01	Site inspection undertaken. Property let out on occasional basis. However level of occupancy or character of use not found to constitute a material change of use. Case closed.
16/00571/ECOU	Site 69	Use of student	Closed	21/10/16	24/11/16	24/11/16		A12	Flats found to

	Metres West Of 7 Shrub Place Edinburgh	flats as summer holiday lets (short stay accommodation)							be let to foreign students during summer months. No material change of use
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Appendix 7 Short Stay Commercial Visitor Accommodation Cases Pending Aug – Dec 2016

Case No	Address	Complaint	Status	Received Date	Date Case Decision	Date Case Closed	Number of Days	Ward	Reason for Closing
14/00721/ECOU	2F1 5 Lauriston Park Edinburgh EH3 9JA	Alleged material change of use - use of the property as a short stay commercial leisure apartment.	PCO	06/11/14	06/11/14		77.34	A10	Met with owner who advised retrospective application to be submitted. Application has not been received. Notice to be served
15/00532/ECOU	3F2 19 Elgin Terrace Edinburgh EH7 5NW	Unauthorised use of flat as short stay accommodation .	PCO	17/09/15			459.29	A12	Further site visit carried out. No persons present. Further site visit needed.
16/00265/ECOU	Flat 7 14 East Parkside	Alleged unauthorised use of flat as	PCO	01/06/16			201.60	A15	Further site visit carried out. No

	Edinburgh EH16 5XL	short stay accommodation.							persons present. Further site visit needed.
16/00285/ECOU	Flat 14 6 Drummond Street Edinburgh EH8 9TU	Party Flat	PCO	08/06/16			194.57	A15	Served Planning Contravention Notice to gather information regarding the current use. Met with enquirer to identify problem flats. Further out of hours/weekend visits to be undertaken
16/00298/ECOU	Flat 11 51 Caledonian Crescent Edinburgh EH11 2AT	Alleged Unauthorised Change of Use to SSCLA	PCO	14/06/16			188.50	A07	Evidence properties in the block are advertised for short term lets. Further investigation needed to establish

									whether there is a change of use given nature of the block generally.
16/00394/ECOU	505 Webster's Land Edinburgh EH1 2RX	Party flat	PCO	04/08/16			137.40	A11	Property advertised as short term let but no evidence found of a material change of use. Case to be closed
16/00433/ECOU	1F1 4 Admiralty Street Edinburgh EH6 6JS	Use of residential flat as short stay serviced apartment.	PCO	15/08/16			126.37	A13	Contacted the owner. Site visit required.
16/00485/ECOU	3F1 42 Brunswick Street Edinburgh EH7 5JD	Alleged change of use of flat to short stay holiday let	PCO	08/09/16				A12	Joint officer site visit to be arranged.
16/00617/ECOU	3F2	Alleged change	PCO	03/11/16				A05	Site visit

	2 Comely Bank Street Edinburgh EH4 1BD	of use of flat to short stay holiday let							undertaken. Flat sale pending. Potential close.
16/00632/ECOU	Flat 3 24 Newhalls Road South Queensferry EH30 9TA	Alleged Change of Use from Flat to Short Stay Commercial Leisure Apartment	PCO	11/11/16				A01	Site visit undertaken but access could not be obtained. Formal request for access to be sent.

Policy and Strategy Committee

10.00am, Tuesday 28 March 2017

Hunter's Hall Project - referral from the Culture and Sport Committee

Item number	7.14
Report number	
Wards	All

Executive summary

The Culture and Sport Committee on 20 March 2017 considered the attached report by the Acting Executive Director of Communities and Families providing an update on progress with the Hunter's Hall Project and work being undertaken to address the funding gap of £1.7m.

The report has been referred to the Corporate Policy and Strategy Committee for noting.

Links

Coalition pledges	See attached report
Council priorities	See attached report
Single Outcome Agreement	See attached report

Terms of Referral

Hunter's Hall Project

Terms of referral

The Culture and Sport Committee had previously noted the progress made on the Hunter's Hall Project to develop a cycling hub, synthetic pitches and to upgrade the Jack Kane Sports and Community Education Centre.

An update was provided on the outcome of funding options which had been explored to address the funding gap of £1.7m.

The Culture and Sport Committee agreed:

- 1) To note the progress made on the project since 31 May 2016.
- 2) To note that the scope of the project had been reduced in line with available resources, and that the proposed BMX track might now form a later phase of the project.
- 3) To note the cost of the progression of the project to RIBA Stage 4 (Technical Design).
- 4) To refer the report to the Finance and Resources Committee for approval of the cost of the progression of the project to RIBA Stage 4 (Technical Design); at a cost of up to £268,000.
- 5) To approve that Edinburgh Leisure take over the lead role in the project and to request that Council officials work with them to prepare business plans for the new and upgraded facilities.
- 6) To note that Edinburgh Leisure would work with Council officials to develop a funding solution to support the upgrading of the Jack Kane Centre.
- 7) To note that further details of the project governance structure and the procurement proposals would be reported to a future meeting of this Committee and that this report would also detail the approach to further consultation and engagement with stakeholders and community organisations.
- 8) To refer the report to the Corporate Policy and Strategy Committee for noting.

For Decision/Action

- 2.1 The Corporate Policy and Strategy Committee is asked to note the report.

Background reading / external references

[Minute of Culture and Sport Committee 31 May 2016](#)

Laurence Rockey

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Links

Coalition pledges	See attached report
Council priorities	See attached report
Single Outcome Agreement	See attached report
Appendix 1	Report by the Acting Executive Director of Communities and Families

Culture and Sport Committee

2.00pm, Monday, 20 March 2017

Hunter's Hall Project

Item number	8.2
Report number	
Executive	
Wards	All, and Portobello/Craigmillar in particular

Executive summary

Following the previous report to the Culture and Sport Committee in [May 2016](#), work has continued on the fundraising and value-engineering for this project. An application to the Scottish Government Regeneration Capital Grant Fund was unsuccessful, which has limited remaining options for resolving the project funding gap. Edinburgh Leisure have offered to take over the lead role in the project and agreed in principle to develop a funding solution specifically for the upgrading of the Jack Kane Sports Centre. It is proposed that the BMX facility could be built as part of a later phase of the project, as and when further funding becomes available. Approval is sought to allow this project to be taken to the next stage, with Edinburgh Leisure taking the lead role.

Links

Coalition pledges	P42, P45
Council priorities	CP2, CP6, CP12
Single Outcome Agreement	SO2, SO3, SO4

Hunter's Hall Project

1. Recommendations

- 1.1 It is recommended that the Culture and Sport Committee:
 - 1.1.1 notes the progress made on this project since 31 May 2016;
 - 1.1.2 notes that the scope of the project has been reduced in line with available resources, and that the proposed BMX track may now form a later phase of the project;
 - 1.1.3 notes the cost of the progression of the project to RIBA Stage 4 (Technical Design);
 - 1.1.4 refers this report to the Finance and Resources Committee for approval of the cost of the progression of the project to RIBA Stage 4 (Technical Design); at a cost of up to £268,000;
 - 1.1.5 approves that Edinburgh Leisure take over the lead role in the project, and to request that Council officials work with them to prepare business plans for the new and upgraded facilities;
 - 1.1.6 notes that Edinburgh Leisure will work with Council officials to develop a funding solution to support the upgrading of the Jack Kane Centre;
 - 1.1.7 notes that further details of the project governance structure and the procurement proposals would be reported to a future meeting of this Committee; and
 - 1.1.8 refers this report to the Corporate Policy and Strategy Committee for noting.

2. Background

- 2.1 At its meeting on [31 May 2016](#) Committee noted the progress made on the Hunter's Hall project, and that efforts were continuing to address the funding gap of £1.7m.
- 2.2 Since then other funding options, including 61 potential external funders, have been considered. The project met the criteria for only two of these: the Scottish Government Regeneration Capital Grant Fund; and the **sportscotland** Sports Facilities Fund (to which an application had already been made).

- 2.3 Consequently an application was made to the Scottish Government Regeneration Capital Grant Fund for financial support for this project.
- 2.4 The fund employs a two-stage application process. The deadline for Stage One applications was 20 June 2016, and an application was submitted timeously. Council officials were informed on 29 September 2016 that the application had been unsuccessful and would not be taken forward to the second stage of the process. This meant that other measures to address the funding gap would have to be considered.

3. Main report

- 3.1 The project consists of three separate principal elements: the cycling facilities; the synthetic pitches; and the works to the Jack Kane Centre. There are also associated external works which include new paths, parking, landscaping and improved road access at the building entrance.
- 3.2 Each of these elements effectively has its own dedicated funding: cycling facilities - £1.215m capital allocation plus **sportscotland** award (tbc); synthetic pitches - £0.8m Section 75 funding; Jack Kane Centre - £0.2m capital allocation plus **sportscotland** award (tbc).
- 3.3 The bulk of the funding gap, based on current cost estimates, lies with the Jack Kane Centre improvements. This element has the least allocation and is also the most costly. Prudential borrowing could potentially meet some but not all of this gap.
- 3.4 In acknowledgement of this and considering the importance of the potential improvements to the viability of the Jack Kane Sports Centre, Edinburgh Leisure have offered to help fund this element of the project, through the postponement of planned lifecycle investments elsewhere in their estate, and potentially through prudential borrowing. In light of this, they have also offered to lead on the other elements of the project delivery, subject to appropriate governance arrangements being put in place to the satisfaction of both parties. This would mean that the overall responsibility for the project would lie with Edinburgh Leisure. Corporate Property officials are comfortable with this arrangement, as it has worked successfully in the past, e.g. on the project to replace the roof at EICA, Ratho.
- 3.5 A robust governance structure will be devised to ensure proper oversight of the project by the relevant Council officials. This will include Council representation on the Project Board and the Project Steering Group. A decision on whether Edinburgh Leisure would be responsible for the procurement will be made following an appraisal of the various procurement options, and considering the alternative routes to market that are now available, including framework agreements. Further details of the project governance structure and the procurement proposals will be brought back to this Committee, and to the Edinburgh Leisure Board.

- 3.6 Based on current cost estimates, even with Edinburgh Leisure's proposed contribution to the project, there are still insufficient resources to deliver all the previously-considered elements of the cycling hub. Therefore, a two-phase approach is suggested: this would see the velodrome and cycle speedway track completed in phase one, with the BMX facility to be added as and when additional resources become available, e.g. from a future Council capital allocation. This proposal has been agreed by the key project partners, including Scottish Cycling, and **sportscotland**, who have indicated that they would consider a future grant application for the BMX track.
- 3.7 **sportscotland** have intimated that, due to their anticipated budget pressures in 2017/18, and taking into account the exclusion of the BMX track from this first phase of the project, it is unlikely that the maximum funding of £500k would be available at this stage. Consequently, a lower figure of £400k has been used for the revised funding package figures below. The exact amount of any award from **sportscotland** will only be known following the submission of the revised Stage 2 funding application, which will now be submitted by Edinburgh Leisure, with support from Council officials.
- 3.8 A revised scope of works to the Jack Kane Centre would be assembled by Edinburgh Leisure in collaboration with Council officials and the new Project Consultants, taking into account the funding available. The funding requirement would require to be recalculated on a revised business case, commensurate with the reduced scope of works. The funding breakdown, based on current estimates, is shown below. Further work will be required by cost consultants to arrive at more precise figures, due to the complex interdependence between the scope of works and any projected increase in revenue, which will inform the funding solution for the project.

ELEMENT	COST	FUNDING
Synthetic 3G Pitches	£ 799,757	Section 75 £ 800,000
Velodrome	£1,203,268	Capital balance £1,053,365
Cycle Speedway Track	£ 50,000	sportscotland £ 400,000 tbc
Jack Kane Sports Centre and Community Centre	£1,900,000	Asset management £ 200,000
External Works (parking, landscaping, etc.)	£ 628,736	Funding requirement (based on current estimates) £2,128,396
TOTAL	£4,581,761	£4,581,761

- 3.9 The construction period for the project is estimated to run from October 2017 to May 2018. It is hoped that both the Sports Centre and Community Education Centre would be able to restrict any required closures to a minimum and every effort will be made to minimise any period of overlap with the potential closure of Meadowbank Sports Centre. This will be confirmed following the appointment of the lead Contractor.
- 3.10 A Planning Application was submitted by the Project Architect on 22 June 2016. The decision has been delayed pending the results of further surveys which have been requested by Planning, and which will be commissioned at the start of the next phase of the project, following approval by this Committee.
- 3.11 A new Stage 2 funding application will require to be submitted to **sportscotland** by Edinburgh Leisure, in recognition of their taking the lead role in the project. This has already been discussed with **sportscotland**, and is perceived as unproblematic, as Edinburgh Leisure fulfil all the required criteria for applicants, and an application would be treated in exactly the same way as one from the Council.

4. Measures of success

- 4.1 Development of new cycling facilities in Hunter's Hall Park, together with new synthetic 3G pitches and an improved Jack Kane Sports Centre, including upgrading of the mechanical and electrical systems in the Community Education Centre.

5. Financial impact

- 5.1 The funding breakdown for the project is given below, based on current estimates. This is predicated on two assumptions: firstly, that **sportscotland** awards £400k to the project; and secondly, that Edinburgh Leisure can develop a funding solution for the improvement works to the Jack Kane Centre.

Capital balance for cycling hub	£1,053,365
Section 75 funding for 3G pitches	£ 800,000
EL contribution	£2,128,396 (tbc)
sportscotland grant for phase one	£ 400,000
Asset Management Works Capital	£ 200,000
Total funding available	£4,581,761
Estimated project costs	£4,581,761

- 5.2 The financial years in which spend is anticipated are 2017/18 and 2018/19.
- 5.3 The report outlines proposed net capital expenditure plans of a maximum of £0.268m in financial year 2017/18 to progress the project to RIBA Stage 4. If

this expenditure were to be funded fully by borrowing, the overall loan charges associated with this expenditure over a 20 year period would be a principal amount of £0.268m and interest of £0.172m, resulting in a total cost of £0.440m based on a loans fund interest rate of 5.1%. The annual loan charges would be £0.022m.

- 5.4 It should be noted that the Council's Capital Investment Programme is funded through a combination of General Capital Grant from the Scottish Government, developers and third party contributions, capital receipts and borrowing. The borrowing required is carried out in line with the Council's approved Treasury Management Strategy and is provided for on an overall programme basis rather than for individual capital projects. Following instruction from Members, notional loan charge estimates have been provided above, which it should be noted are based on the assumption of borrowing in full for this capital project.
- 5.5 As the net capital expenditure outlined in this report forms part of the approved capital investment programme, provision for funding it will be met from the revenue loan charges budget earmarked to meet overall capital investment programme borrowing costs.
- 5.6 The risk exists that should full funding not be achieved, or if costs are greater than expected, further elements of the project will have to be scaled back. Following the Code of Practice on Local Authority Accounting, all the consultants' costs incurred in developing these elements to the feasibility stage funded from capital, would subsequently have to be transferred to the Communities and Families revenue account as abortive costs. The maximum cost at risk of transfer is £0.430m, but it should be noted that, should the project require to be scaled back then only the corresponding proportion of this expenditure would require to be funded from revenue.

6. Risk, policy, compliance and governance impact

- 6.1 The development of a cycling hub is a priority action within the key element of the Physical Activity and Sport Strategy. This Strategy notes that: "With cycling being relatively inexpensive and walking being free, development work in both cycling and walking are cost effective and will make a significant contribution to the outcomes of this Strategy." (From the Active Living section of the Strategy.)
- 6.2 The important regional role that would be played by a cycling hub in Hunter's Hall Park is also recognised in Scottish Cycling's Facilities Strategy.
- 6.3 Risk during the capital works will be managed using best practice advice from the Corporate Programmes Office. The Cycling team in the Transport Service is considering how to improve cycling routes to and from Hunter's Hall Park.
- 6.4 As outlined above, the risk exists that should full funding not be achieved, and/or costs come back greater than current estimates, further elements of the project

would have to be scaled back, with any abortive costs previously funded from capital being transferred to the Communities and Families revenue account.

- 6.5 There are no compliance or governance impacts arising from this report.

7. Equalities impact

- 7.1 The cycling facilities proposed for Hunter's Hall Park would be accessible to local children and young people at low cost, and complemented by coaching and targeted activity programmes, promoting equal opportunities and good community relations. These benefits are in line with the public sector duties of the Equality Act 2010. In addition, the proposed cycling hub would make a positive contribution to two human rights: the rights to education and learning; and productive and valued activities.

8. Sustainability impact

- 8.1 The impacts of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below. The cycling hub would encourage more residents to cycle more frequently, improving their health and contributing to good environmental outcomes for the city. Other benefits include better leisure and sport facilities for local and city residents; and community capacity building.

9. Consultation and engagement

- 9.1 An initial period of stakeholder and community engagement contributed to the final mix and layout of the new facilities. The views expressed by local residents and people across the city during the more recent consultation have been analysed and fully taken into account in the recommendations made above.

10. Background reading / external references

- 10.1 Minute of Council meeting of [7 February 2013](#).
- 10.2 Report to Culture and Sport Committee on [28 May 2013](#).
- 10.3 Report to Culture and Sport Committee on [11 March 2014](#).
- 10.4 Report to Culture and Sport Committee on [27 May 2014](#) and article in Business Bulletin of Culture and Sport Committee of [21 October 2014](#).
- 10.5 Report to Culture and Sport Committee on [16 December 2014](#).
- 10.6 Report to Culture and Sport Committee on [31 May 2016](#).

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11. Links

Coalition pledges	P42 - Continue to support and invest in our sporting infrastructure. P45 - Spend 10% of the transport budget on provision for cyclists.
Council priorities	CP2 – Improved health and wellbeing: reduced inequalities. CP6 – A creative, cultural capital. CP12 – A built environment to match our ambition.
Single Outcome Agreement	SO2 - Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health. SO3 - Edinburgh's children and young people enjoy their childhood and fulfil their potential. SO4 - Edinburgh's communities are safer and have improved physical and social fabric.
Appendices	None