

Amendment - Conservative Group

Planning Committee

14 May 2015

Item 5.1 – Local Development Plan: Submission to Examination

Committee:-

1. Recognises the expectation set out in PAN 6/2013 that once the plan has been published the authority should progress to examination as soon as possible but considers that the Council does not have a plan that reflects the settled will of either the Council or the people of Edinburgh;
2. Notes the City has agreed a vision for the future of the City which accommodates growth along clearly defined public transport corridors thus allowing the City to grow; to share the wealth and the benefits of the City with those who have grown up in the City and wish to set up their own households and with people who wish move into the City to take advantage of all it has to offer.
3. Considers that due to the requirement to allocate additional housing as a result of the Scottish Government's rejection of the first proposed Strategic Development Plan the proposed plan does not clearly articulate this vision. The revised SESPlan requires the allocation of such significant additional housing that in order to protect Edinburgh's green spaces and to allow development in a sustainable manner a modified plan should be developed.
4. Recognises that there are significant concerns about transport, school and health infrastructure which are currently at capacity and that additional housing of such scale will cause additional congestion and pressure on existing services which will render this housing unattractive for new residents and reduce amenity for current residents
5. There are concerns that making such significant allocations will mean greenbelt land will be designated for housing before available brownfield land has been fully built out and given the lower costs of development on greenfield and greenbelt land this will lead to housing being built in these areas before the brownfield land is developed because there are no means available to the Council to prevent this happening
6. The Plan should make clear the type of development that will be possible in Edinburgh to maximise land usage and release the minimum necessary greenfield land. The Plan should guide developers as to what type of development is acceptable. The City should be confident in its heritage and seek to reinterpret traditional and local forms such as colonies and tenements as an Edinburgh vernacular for the 21st century. It should be noted that requiring higher densities will allow less land in total to be required and that development returns per hectare should be higher.
7. Committee believes that the approach outlined in the Local Development Plan 2nd version is flawed and does not propose a plan that will "make Edinburgh the very best it can be".

Committee therefore:

- a. Proposes the following modifications to allow for further consultation ;
- b. Removal of HOU 6 (requirement for 25% affordable housing) on brownfield sites;
- c. Increase in density for housing sites currently under 50 houses per hectare to allow for removal of housing sites which are not in strategic development areas;
- d. Notes the infrastructure deficit that the current additional housing proposed will cause and asks officers to bring forward proposals as to how this can be mitigated;

Moved by Councillor Mowat

Seconded by