

Planning Committee

10am, Thursday 3 December 2015

Supplementary Guidance: Bruntsfield/Morningside and Leith Town Centres – drafts for consultation

Item number	6.2
Report number	
Executive/routine	
Wards	Meadows/Morningside Leith Walk Leith

Executive summary

The purpose of this report is to seek Committee approval of draft Supplementary Guidance (SG) for Bruntsfield/Morningside Town Centre and Leith Town Centre for consultation. The SGs, when finalised and adopted, will guide the balance of uses in town centres. They will be used to determine planning applications for the change of use of shop units to non-shop uses and help deliver the wider placemaking agenda.

Links

Coalition pledges	P15
Council outcomes	CO7 , CO8 , CO19 , CO21
Single Outcome Agreement	SO1 , SO4

Supplementary Guidance: Bruntsfield/Morningside and Leith Town Centres – drafts for consultation

Recommendations

- 1.1 It is recommended that the Committee:
- approves for consultation the draft Supplementary Guidance for Bruntsfield/Morningside Town Centre (Appendix 1)
 - approves for consultation the draft Supplementary Guidance for Leith Town Centre (Appendix 2).

Background

- 2.1 The Second Proposed Local Development Plan (LDP) was approved on June 2014. The SGs aim to deliver two objectives in Chapter 6 (Shopping and Leisure) of the LDP;
- to maintain the existing and proposed distribution of centres throughout the city and sustain their vitality and viability; and
 - to improve the appearance, quality and attractiveness of all centres of the development.
- 2.2 The LDP identifies nine town centres with their boundaries shown in the Proposals Map. It devolves the detailed policy to separate supplementary guidance. This new approach was consulted on in the Main Issues Report as a preferred option to allow a more flexible approach to meet the particular needs and characteristics of each town centre. The programme for their preparation is set out in the report on the Annual Review of Guidance to Planning Committee on 27 February 2014.
- 2.3 Statutory SG is prepared under Section 22 of the Planning etc (Scotland) Act 2006.
- 2.4 When the SGs are finalised they can be considered as material considerations in the determination of planning applications for the change of use of shop units. Once adopted, they will form part of the statutory development plan. This will take place after the LDP is adopted in 2016.
- 2.5 Of the nine town centres, four have Supplementary Guidance finalised (City Centre, Corstorphine, Gorgie/Dalry, and Tollcross) and a further three are

programmed for preparation in 2016 (Nicolson Street/Clerk Street, Portobello and Stockbridge).

- 2.6 It is intended to review the guidance every two years to take account of changes of use over time, resources permitting.
- 2.7 The SGs will demonstrate the Council's requirement to apply the Scottish Government's Town Centre First Policy and the desire to promote the town centres as the heart of the community and a hub for a range of activities.

Main report

Draft Guidance

- 3.1 The overall aim of the SGs is to deliver the Council's strategic priorities to improve the quality of life, ensure economic vitality and build excellent places.
- 3.2 The process of preparation has included:
 - Analysing the results of the 1986, 1996, 2004, 2010 and 2015 Shop Surveys, including trends in the proportion of non-shop uses and vacancy rates;
 - Assessing effectiveness of existing policies in the Edinburgh City Local Plan; and
 - Meetings with the relevant Neighbourhood Teams, the Transport and Economic Development services and community councils.
- 3.3 Unlike other draft SGs, these drafts include options and accompanying questions.
- 3.4 Based on the evidence above, the draft SGs contain options for:
 - identifying shopping frontages;
 - a policy on the change of use of units within defined shopping frontages; and
 - a policy on the change of use of units elsewhere within the town centre.
- 3.5 The draft SGs also identify opportunity areas and sites in and around the town centres and options for how they can be developed.
- 3.6 An analysis map shows the results of the 2015 Shop Survey, proposals and safeguards as identified in the Local Development Plan, and any other relevant features.
- 3.7 The preferred option for both SGs is to increase flexibility and provide greater scope for non-shop uses, which includes food and drink.

Ongoing research

- 3.8 The Council has commissioned Edinburgh-based urban designers, HERE + NOW, to carry out a 'Public Life Street Assessment' which will feed into and inform how these town centres should evolve to maximise the potential for benefiting public life. The study is influenced by the philosophy of Jan Gehl, a Danish architect and urban design consultant, who focuses on improving the quality of urban life by re-designing more pedestrian and cycle friendly cities. The assessment is based on Gehl's '12 quality criteria' to help understand how each of the town centres function in terms of place and movement.

Measures of success

- 4.1 The vitality and viability of the two town centres are preserved and enhanced. A clear, consistent and adaptable policy context is provided to communities and businesses.

Financial impact

- 5.1 There are no direct financial impacts arising from this report.
- 5.2 The 'Public Life Street Assessment' is 100% funded by part of the Scottish Government's contribution to the Smarter Choices Smarter Places programme. The Smarter Choices, Smarter Places initiative was developed to encourage more people to reduce their car use in favour of more sustainable alternatives such as walking, cycling and public transport.
- 5.3 The funding for the assessment is secured and confirmed and the consultants fee for Bruntsfield/Morningside and Leith, including the remaining three town centres is £24,880.

Risk, policy, compliance and governance impact

- 6.1 There are no perceived risks associated with this report.

Equalities impact

- 7.1 The impacts of this report in relation to the Public Sector Equalities Duty and the ten key areas of rights have been considered. The report has no significant direct impact on the Council's three equalities duties. The SG will have positive impacts on rights. The process of preparing the SG enhances the rights to participation, influence and voice by allowing people to participate in the

formation of policy. The Guidance will enhance the rights to health, physical security and standard of living.

Sustainability impact

- 8.1 The proposals in this report will:
- reduce carbon emissions because they support and provide local services in sustainable locations, reducing the need for travel;
 - increase the city's resilience to climate change impacts because supporting town centres reduces the need to travel for services;
 - help achieve a sustainable Edinburgh because town centres are places for social and economic interaction, and fostering their vitality and viability will protect their identity within our communities;
 - help achieve a sustainable Edinburgh because it supports the town centres where many local businesses choose to locate; and
 - help achieve a sustainable Edinburgh because they promote the continued use of shop units in beneficial use.
- 8.2 All the SGs are subject to a Strategic Environment Assessment (SEA) screening process.

Consultation and engagement

- 9.1 The principle of preparing SG for town centres was consulted on through the LDP process. Nine representations relating to the issue are being considered through the LDP examination. The SGs are being prepared in anticipation of the LDP, and they will not be formally adopted until the LDP examination outcome is known.
- 9.2 Pre-draft engagement has taken place with the relevant Neighbourhood Teams, the Transport and Economic Development services, and community councils.
- 9.3 Further consultation on the draft SGs will take place prior to their finalisation and before they can be used as a material consideration for planning purposes. The following groups and organisations will be consulted: community councils, city-wide amenity bodies, property investors, commercial property letting agents, traders associations and the local residents and businesses.
- 9.4 The intention is to hold public engagement events for residents and local businesses in each of the town centres.
- 9.5 The draft SGs will be available on the Council's Consultation Hub for a minimum of six weeks. This will include the questions on the options included in the draft SGs.

Background reading/external references

[Annual Review of Guidance report](#) to Planning Committee (27 February 2014)

Edinburgh Local Development Plan [Main Issues Report](#) (October 2011)

[Local Development Plan - Second Proposed Plan](#) (June 2014)

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Links

Coalition pledges	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors
Council outcomes	CO7 Edinburgh draws in new investment in development and regeneration CO8 Edinburgh's economy creates and sustains job opportunities CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm CO21 Safe – Residents, visitors and businesses feel that Edinburgh is a safe city.
Single Outcome Agreement	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all SO4 Edinburgh's communities are safer and have improved physical and social fabric
Appendices	Appendix 1: Draft Town Centre Supplementary Guidance – Bruntsfield Morningside Appendix 2: Draft Town Centre Supplementary Guidance - Leith



Appendix 1

Bruntsfield/Morningside Town Centre

Draft Supplementary Guidance

December 2015

CONTENTS

- 1. Definitions**
 - 2. Introduction**
 - 3. Bruntsfield/Morningside Town Centre**
 - 4. Policy Options**
 - 5. Opportunities for Change**
 - 6. Other Relevant Information**
- Map 1**
- Map 2**

1. DEFINITIONS

What is a shop use?

A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, laundrette or dry cleaners. All where the sale, display or service is principally to visiting members of the public. These types of use are grouped together and collectively called Class 1 Shops.

What is a shop unit?

Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

Types of non-shop use

Changing a shop to a non-shop use is known as a 'change of use' and will always require an application for planning permission. Examples of non-shop uses are:

- Service Uses – lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. These types of use are grouped together and collectively called Class 2 financial, professional and other services. Other services may also include tanning salons, betting shops and pawn brokers.
- Food and Drink consumed on premises – restaurant, cafe, snack bar (not a public house or hot food take-away). These types of use are grouped together and collectively called Class 3 food and drink.
- Pubs – sale and consumption of alcoholic beverages on premises. This type of use is Sui Generis.
- Hot-food takeaways – consumption of hot-food off premises. This type of use is Sui Generis.

Some changes of use are permitted development, for example, a cafe (Class 3) being turned into a shop unit (Class 1). The Scottish Government Circular 1/1998 contains guidance on use classes.

2. INTRODUCTION

Bruntsfield/Morningside is one of Edinburgh's nine town centres, within which the Council is committed, in line with Scottish Planning Policy, to encourage a mix of uses to support its vibrancy, vitality and viability. One way it can do this is by guiding when a shop unit can change from a shop use to a non-shop use. This Supplementary Guidance (SG) will help deliver the Council's requirement to apply the Scottish Government's Town Centre First Policy and the desire to promote the town centre as the heart of the community and a hub for a range of activities.

The SG is being prepared in accordance with Policy Ret 8: Alternative Use of Shop Units in Defined Centres, in the Second Proposed Local Development Plan (LDP) and applies to all shop units within the town centre. It aims to deliver two LDP objectives set out in Chapter 6 (Shopping and Leisure) of the Plan:

- To maintain the existing and proposed broad distribution of centres throughout the city and sustain their vitality and viability; and,
- To improve the appearance, quality and attractiveness of all centres.

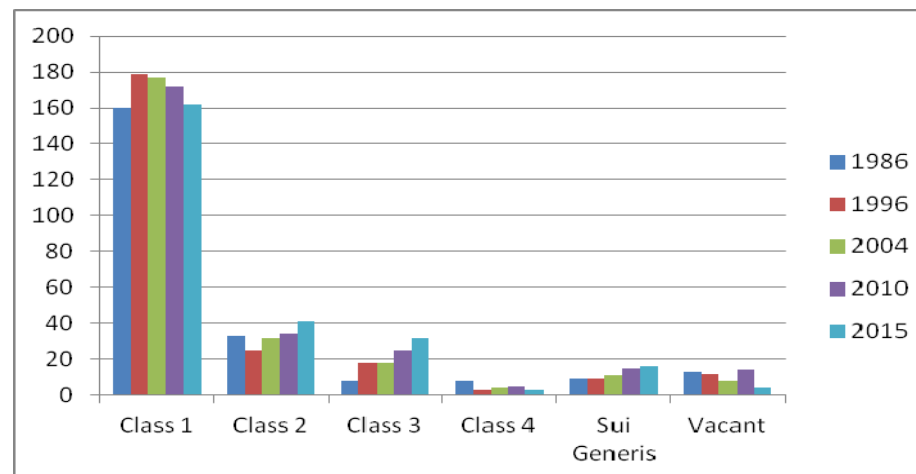
Accordingly, this draft sets out options for defining shopping 'frontages', policy options on the change of use of units within defined shopping 'frontages', policy options on the change of use of units elsewhere within the town centre, and poses questions on residential uses and the town centre boundary. Inspired by the Scottish Government's Town Centre Toolkit, the SG also includes opportunity areas for change to enhance the attractiveness, activity and accessibility of the town centre. To help establish how the town centre should evolve to maximise the potential for benefitting public life, the Council has also commissioned a 'Public Life Street Assessment' which will feed into the finalisation of the SG.

3. BRUNTSFIELD / MORNINGSIDE TOWN CENTRE

Bruntsfield/Morningside Town Centre is defined as lying within the area shown on Map 1 and 2. It is a fairly affluent, high quality and highly accessible neighbourhood located on a main arterial route leading south from the City Centre. The neighbourhood is densely populated, with a population of 10,986. This population information is obtained using the 2011 census data zones, within which a 400m walking distance has been measured from the town centre boundary. The area is historic in character, with a number of listed buildings and the majority of the town centre is within Marchmont, Meadows and Bruntsfield, Merchiston and Greenhill, and Morningside Conservation Areas.

Bruntsfield Place and Morningside Road span the length of the town centre and play host to a varied blend of retail operators and food and drink establishments. Most units are relatively small and located under traditional four storey residential flats. Where a unit is used as a shop it is necessary to get planning permission from the Council to change to another use. However, the planning system cannot control what shops sell or control which company occupies a shop. National retailers such as Boots, Superdrug, Hallmark and Specsavers are commonplace, but a modest proportion of retail units are occupied by up-market independent operators. There are also a number of supermarkets within the town centre, including Waitrose, Marks & Spencer Simply Food, Sainsbury's Local and Tesco Metro.

Ensuring that Bruntsfield/Morningside Town Centre continues to have a variety of shops is important in maintaining it as a destination for shopping. However, there are also benefits in allowing shops to change to non-shop uses that complement shop uses and make the best of the town centre's accessible location for the local community. The mix of uses, by Use Class (see Section 1 above) has been monitored in city-wide shop surveys periodically undertaken since 1986. As identified in the chart below, the survey shows a steady increase in non-shop uses (Class 2 Professional services, Class 3 food and drink and Sui Generis such as pubs and hot food takeaways). It also shows a steady decrease in the vacancy rates.



Notwithstanding the number of shop uses, the area also benefits from having a number of community, leisure and public uses located within and in close proximity, such as Bruntsfield Links, Morningside Library, Dominion Cinema, Church Hill Theatre, a number of health centres and the Eric Liddell Centre, which operates a range of caring services, educational courses, and activities for the community. As a result of the mix of uses, employment in Bruntsfield/Morningside town centre is high at 4,900. Re-letting potential is also high with vacancy rates being consistently low. Rents have increased or remained stable over recent years. The retail rent (2 years ending September 2015) is £24/sq ft; the highest of all eight town centres and double that of Leith and Portobello.

Based on the evidence above, the health of the town centre is considered to be good. The draft SG identifies and builds upon the physical strengths and assets of the town centre as identified in Map 1 and 2.

4. POLICY OPTIONS

Defining 'frontages' within the town centre

The current policy approach set out in the Edinburgh City Local Plan (2010) has been to restrict changes of use in shop units within identified shopping frontages. The Local Plan identifies ten 'primary frontages' (Map 1 and Map 2). The percentage of non-shop uses in each of the frontages is identified below.

Frontage	% of frontage in non-shop use	% of frontage which is vacant
20 - 104 Morningside Road	27%	0%
145 - 177 Morningside Road	44%	0%
179 - 235 Morningside Road	24%	0%
200 - 372 Morningside Road	29%	0%
237 - 265 Morningside Road	25%	8%
78 - 130 Bruntsfield Place	39%	0%
132 - 174 Bruntsfield Place & 2 Bruntsfield Avenue	25%	6%
176 - 206 Bruntsfield Place	27%	0%
103 - 129 Bruntsfield Place	33%	0%
131 - 141 Bruntsfield Place	20%	0%

Of these ten identified shopping 'frontages', two exceed the one-third in non-shop threshold (highlighted in red) as set out in Edinburgh City Local Plan Policy Ret 9: Alternative Use of Shop Units – Primary Frontages in the City Centre and Town Centres.

Preferred Option

Remove two 'primary frontages' as defined in the Edinburgh City Local Plan that already exceed the one-third threshold for non-shop uses; keep restriction in the following 'frontages':

- 20 - 104 Morningside Road
- 179 - 235 Morningside Road
- 200 - 372 Morningside Road
- 237 - 265 Morningside Road
- 132 - 174 Bruntsfield Place & 2 Bruntsfield Avenue
- 176 - 206 Bruntsfield Place
- 103 - 129 Bruntsfield Place
- 131 - 141 Bruntsfield Place

Justification

This option proposes removing two frontages that are currently more than one third (33%) in non-shop use based on the 2015 shop survey. This option allows greater flexibility in permitting a change of use to a Class 2 or Class 3 use.

Options for the specific wording of **Policy BM1 – Alternative Use of Shop Units in Defined Frontages** and for **Policy BM2 – Alternative Use of Shop Units – Elsewhere** are set out in the following section.

Alternative Option – status quo

Continue to control the alternative use of shop units using all ten 'frontages'.

Options for the specific wording of **Policy BM1 – Alternative Use of Shop Units in Defined Frontages** is set out in the following section

Question: Do you agree with the Council's preferred option?

Policy BM 1 – Alternative Use of Shop Units in Defined Frontages

Preferred Option

Remove the criteria in ECLP policy Ret 9 that states ‘permitting the change of use should not result in four or more consecutive non-shop uses’. Instead, the preferred policy option would state:

In the following frontages, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) no more than **one third** of the total number of units in the frontage will be in non-shop use*
- b) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

This policy approach removes the need to assess the change of use against whether it will result in four or more consecutive non-shop uses, and in doing so, provides greater flexibility in where non-shop uses can be located, so long as the overall percentage remains under the one third non-shop use threshold.

Alternative Option 1 – Increasing proportion of non-shop uses within a defined ‘frontage’

Continue to designate those frontages that are over one-third in non-shop uses - **145-177 Morningside Road** and **78-130 Bruntsfield Place**, but increase the proportion of non-shop uses in criteria a) to no more than half (50%) of the total number of units in the frontage. This option also includes removing the need to assess the change of use against whether it will result in four or more consecutive non-shop uses. This policy option would state:

*In the following defined frontages **145-177 Morningside Road** and **78-130 Bruntsfield Place**, the change of use of a shop unit to a non-shop use will be permitted provided:*

- as a result of permitting the change of use, **no more than half** of the total number of units in the frontage will be in non-shop use*

- *the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

This option provides greater flexibility, whilst still retaining some control over the loss of shop uses in protected 'frontages'.

Alternative Option 2 – status quo

Retain the wording of ECLP Policy Ret 9. *Within the frontages, the change of use of a shop unit to a non-shop use will be permitted provided:*

- a) **no more than one third** of the total number of units in the frontage will be in non-shop use*
- b) permitting the change of use, would not result in **four or more consecutive non-shop uses***
- c) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.*

Question: Do you agree with the Council's preferred option?

Policy BM 2 – Alternative Use of Shop Units – Elsewhere

The table below shows the proportion of Class 1, Class 2, Class 4 and Sui Generis uses outwith a frontage within the town centre:

Class 1	52%
Class 2	22%
Class 3	16%
Class 4	3%
Sui Generis	6%

The total percentage of non-shop uses is 48%. Even without the protection of a frontage designation, the dominant use within the town centre is still class 1 shop use. If the remainder of the town centre is divided roughly into five blocks, the percentage of non-shop uses in each ranges from 38-56%, all of which exceed the one-third in non-shop use policy if all became protected 'frontages'. Each block has a fairly even distribution of class 2 and class 3, with no apparent grouping of certain uses in any given location. In this regard, additional frontages are not proposed.

Preferred Option

For those locations not within a 'frontage', but elsewhere within the Bruntsfield/Morningside Town Centre boundary, a change of use from a shop use to a non-shop use will be permitted provided a proposal is:

- Class 2 – financial, professional or other services
- Class 3 – food and drink uses
- An appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability

Justification

This option provides greater flexibility by allowing more non-shop uses, and in particular, supporting additional Class 2 and Class 3 and where appropriate, a commercial or community use.

Alternative Option – status quo

Continue to use the criteria that states ‘permitting the change of use should not result in four or more consecutive non-shop uses’. This policy option would state:

For those locations not within a frontage, but within the defined Bruntsfield/Morningside Town Centre boundary, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) permitting the change of use, would **not result in four or more consecutive non-shop uses***
- b) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.*

Question: Do you agree with the Council's preferred option?

Residential uses within the town centre

National planning policy states that planning for town centres should consider opportunities for promoting residential use where this fits with local need and demand. All of Edinburgh's town centres, including Bruntsfield/Morningside, has an already large residential population despite the boundary being tightly drawn around the main concentrations of the shopping offer. Bruntsfield/Morningside was designed with purpose built shop and commercial units at ground floor level and tenement flats above. However, there are a few tenements in 100% residential use within the town centre boundary that break up the continuity of ground floor retail/commercial uses. For placemaking purposes it is important that ground floor uses help bring activity onto the street. Generally, residential units at ground floor level tend to add little vitality to the town centre. As Bruntsfield/Morningside already has a large population living within walking distance of the main shopping streets and within the town centre itself, changes from shop use to residential is not supported. However, residential use would be supported above existing one-storey shop units as part of any future redevelopment, e.g. Post Office 265 Morningside Road, Sainsbury's Local 258-264 Morningside Road, Bank of Scotland 426 Morningside Road, Marks & Spencer and Superdrug 212-216 Morningside Road, and Tesco Metro Colinton Road.

Question: Do you agree that change of use of shop units to residential use should not be permitted within the Town Centre?

Question: Do you agree that the Council should be supporting residential use above shop units in new development?

Town Centre Boundary

Bruntsfield/Morningside town centre boundary is identified in the Local Development Plan Proposals Map (see maps 1 and 2). It is tightly drawn along the main streets - Bruntsfield Place and Morningside Road, but does take in a couple of side streets including Colinton Road and Church Hill Place. There is scope in the SG to recommend changes to the boundary for the next Local Development Plan.

Question: Do you think there are areas where there is scope and justification to amend the town centre boundary?

5. OPPORTUNITIES FOR CHANGE

Bruntsfield/Morningside has four opportunity/improvement areas located within the town centre itself. There are also three development sites outwith the town centre boundary, but within close proximity. These have been included in this draft SG to facilitate a coordinated approach to their potential redevelopment, and to explore their relationship with the town centre itself. The following section, where appropriate, will set out key development principles or relevant actions. For all the sites identified, reference should be made to the Edinburgh Design Guidance and Edinburgh Street Design Guidance (see Other Relevant Information section), and consideration should be given to the six qualities of successful places in Scottish Planning Policy:

- *Distinctive*
- *Safe and Pleasant*
- *Welcoming*
- *Adaptable*
- *Resource Efficient*
- *Easy to Move Around and Beyond*

Opportunity sites within the town centre boundary

Site A – Holy Corner Junction (Map 1)

This junction is located within the town centre boundary and presents a barrier to pedestrian movement between Bruntsfield and Morningside. As part of the 'Public Life Assessment', it is intended to observe and consult people using the junction, as it is considered that improvements are needed for both cyclists and pedestrians. Currently there are six pedestrian crossing segments within this junction, and it is often unclear who's right of way it is. Further consultation is required with the Council's Transport Service to determine what actions can be achieved to better design the spaces around people rather than vehicles.

Explore the urban realm potential for Holy Corner. Important features to consider include:

- Unlike other blocks/buildings along Bruntsfield Place and Morningside Road, the Bank of Scotland building is set back with a small semi-private area between the building frontage and the road. This currently provides off street parking for customers and staff. Opening this up to the public and making it a formal civic space with cycle parking could improve the public realm and pedestrian movement, particularly in light of the narrow pavements in this area.
- Provide a safe, convenient and direct pedestrian experience which would enhance the relationship between the town centre and Napier University along Colinton Road focusing predominantly on the quality and amenity of the public space.

Site B – Marks & Spencer Simply Food / Superdrug (Map 2)

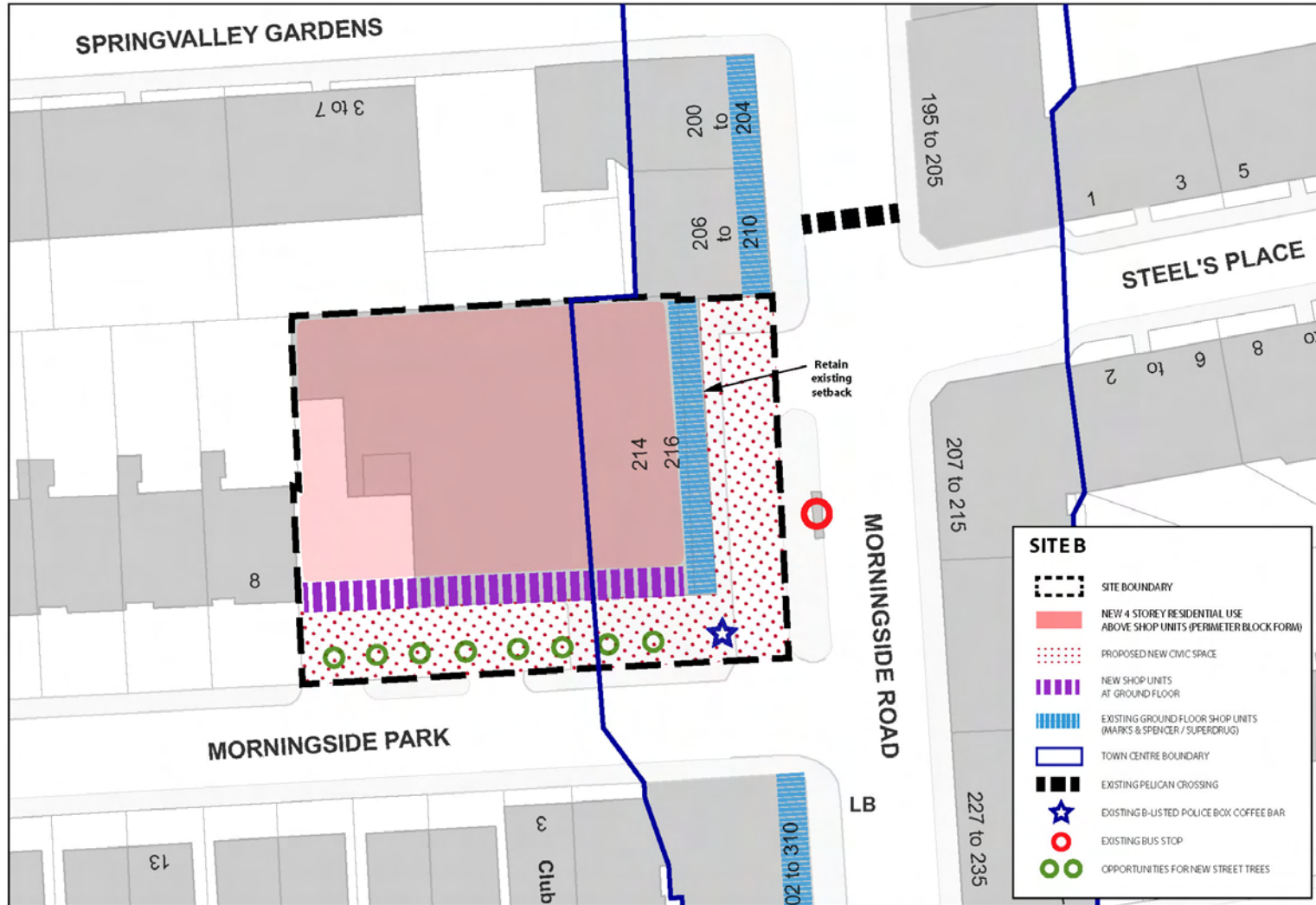
This site is located within the town centre boundary on the corner of Morningside Park and Morningside Road. The site includes a one to two-storey block occupied by Marks and Spencer Simply Food and Superdrug, with car parking/loading bays to the front and side of the building. As part of the 'Public Life Assessment', it is intended to observe and consult people at this location, as it is considered to be an opportunity site should redevelopment come forward in the future.

In order to create a successful place, new development should consider the following:

- Any proposals for this site should explore the potential to accommodate ground floor retail or class 3 use, with residential on the upper floors.
- Continuation of the tenemental form (4 storeys) and perimeter block layout, characteristic of the area.
- Retention of the set back to allow for the development of new civic space between the bus stop on Morningside Road and the building frontage.
- Pavements are narrow throughout the town centre, so a wider civic space in this location could allow for more substantial outside seating or opportunity for a second small farmers market in the town centre. A farmers market already exists in the car park behind the Merlin pub on the 3rd Saturday of every month.
- 'The Counter', a coffee bar in a listed former police box, is located adjacent to Marks and Spencer Simply Food. The location of this should be considered in any future redevelopment proposals and how it may relate and form part of the new public realm. This means continuing the set back along Morningside Park, allowing for additional outdoor seating or a continuation of the farmers market.

- It is acknowledged that nine parking spaces may be removed as part of any redevelopment, so the impact of this needs to be considered.
- Replace the existing blank facade along Morningside Park with an active frontage along Morningside Park
- Opportunity for street trees along Morningside Park.

Site B Inset Map: Development Brief



Site C – Hermitage Terrace Open Space (Map 2)

This privately owned open space is located immediately adjacent to the town centre at the southern end of Morningside Road, and is currently managed by the Council. It is bound to the east by Hermitage Terrace and to the west by Morningside Road. As part of the 'Public Life Assessment', it is intended to observe and consult people within this locality.

Accessible greenspaces are valuable parts of the network of public spaces. Pocket greenspaces, in particular, can provide cool shaded areas for pedestrians. They can benefit from being designed for flexible use; for example events and outdoor markets, as well as more casual use.

There is potential to explore the option of making the open space at Hermitage Terrace publically accessible and function as part of the town centre, taking into account its proximity to the bus stop, location between Morningside Town Centre, the civic space at Morningside Road/Cluny Gardens junction, and Comiston Road Local Centre. It has the potential to form a significant physical asset for the town centre. For it to be successful, consideration should be given to the following:

- Pedestrian desire lines, permeability and ease of movement
- Safety should be a key part of design considerations without excessive use of fencing/signage
- Integration with the streets and nearby civic spaces which might involve coordinated signage, or improved access links or the running of events and activities which use both streets/squares and greenspace as venues, for example the outdoor farmers market.
- Ongoing maintenance

Site D – Morningside Road / Balcarres Street (Map 2)

This site is located part within and part outwith the town centre at the junction between Morningside Road and Balcarres Street. The site includes a one-storey corner block occupied by Bank of Scotland and The Waiting Room (public house). The site also includes open space identified in the Open Space Strategy as a private allotment plot owned by Network Rail, which has since closed.

Opportunities for new development should consider the following:

- Any proposals for this site should explore the potential to accommodate ground floor retail or class 3 use fronting the corner, with residential on the upper floors.

- Should class 3 use be proposed in this location, there is scope for outside seating on the corner where the pavement is wider.
- Continue the 4 storey tenemental form.
- Enhance the relationship with the existing railway line, which is currently in operation for freight transport only. There is potential in the future for the South Suburban rail line to reopen, serving passengers and increasing Morningside's accessibility. A station safeguard is identified on this site, which will need to be taken into consideration in any future redevelopment.
- Incorporate into the design and layout the existing pedestrian link over the rail line from Balcarres Street to Maxwell Street to enhance quality and safety.

Opportunity sites outwith the town centre boundary

Site E – Existing Boroughmuir High School (Map 1)

This site is located outwith the town centre boundary along Viewforth, just off Bruntsfield Place. A report was taken to the Finance and Resource Committee on 13 May 2015 which approved the disposal of the existing school site to CALA Management Limited. The offer from CALA was for conversion to 100 residential apartments comprising one, two and three bedrooms. Important features to consider include:

- The B-listed status of the main schoolhouse building.
- Its location along a primary thoroughfare from the town centre along Viewforth to the new Boroughmuir School at Fountainbridge.
- There may be opportunities to develop new buildings within the existing playground, with potential for these to accommodate cultural or commercial uses, for example studios, performance areas and workshops. This would relate to the town centre and extend the activity and vitality, which will be lost with the closure of the school.

Site F – Oaklands Care Home (Map 2)

This site is located outwith the town centre boundary along Canaan Lane, a side road off Morningside Road. The site is currently owned by the Council. Options were presented to Education, Children and Families Committee on 19 May 2015 to deal with Primary School capacity pressure in South Edinburgh. All options were subject to the successful procurement of a permanent site. Early discussions with Health and Social Care

regarding the possibility of acquiring both the Deanbank Resource Centre and the adjacent Oaklands site have been positive. However, until a business case and the appropriate funding has been identified and approved for the provision of a new care home to replace the existing facility on the Oaklands site, the disposal may not take place. If the site was redeveloped for a new school, important features to consider include:

- Safe, direct and convenient access for children to and from school, taking into account the family cycle network which runs along Canaan Lane to Morningside Road and beyond.
- Vehicular access into the site for staff and parents, particularly as Canaan Lane is quite narrow.

Site G – Astley Ainslie Hospital (Map 2)

The site is located outwith the town centre boundary, bound by Grange Loan to the north and fronting Canaan Lane to the west. The existing Hospital is owned and managed by the Lothian Primary Care NHS Trust. Part, or all, of the 17ha site may be disposed in the future. In this regard, the Housing Land Study (June 2014) identifies the site as ‘high’ probability for development with an indicative capacity of 560 residential units based on a density of 65 dwellings per hectare. This site contributes towards the windfall estimate in the LDP.

The site presents an exceptional development opportunity in terms of its scale and location and its potential for a residential development of outstanding environmental quality. Proposals should be directed towards ensuring that its full potential is realised, the constraints of the site are fully taken into account and the character and appearance of the conservation area are preserved or enhanced. For all new development, the major determinant of building form and layout must be the landscape structure which already substantially exists. Reference should be made to the Development Brief, prepared in 2002, which sets out the key development principles, including ensuring that pedestrians and cyclists have safe, secure and direct access through the site, as reflected by the cycleway/pedestrian safeguard in the LDP.

Question: Do you agree with the Opportunities for Change A-G?

Question: Are you aware of any other development opportunities which should be identified and explored?

Other opportunities for improvement

- The provision of cycle parking and storage is as important as providing cycle routes. Some key considerations include:
 - Locating cycle parking facilities in highly visible locations close to key destinations, commercial premises and transport interchanges to maximise use, for example outside Morningside Library.
 - Locating them adjacent to the family cycle network, which cross both Morningside Road and Bruntsfield Place.
 - Potentially converting sections of existing on-street parking to cycle parking.
- There is limited scope for widening the pavement along Morningside Road/Bruntsfield Place due to the width of the road. In this regard, ease of pedestrian movement is best achieved through existing/ future de-cluttering initiatives, including:
 - Minimising signage, A-boards, barriers, bollards, bins and other street furniture to create uncluttered spaces for both movement and space functions, as per the Edinburgh Street Design Guidance.
 - Removing trade waste bins as part of the Council's new Trade Waste Policy from January 2016.
 - Avoiding the use of multiple poles for different uses.
 - Providing wall mounted street lighting as per the Council's Street Lighting Strategy.
- The town centre has the advantage of being located within close proximity to a number of attractions and important uses, including Bruntsfield Links, Blackford Hill, Church Hill Theatre, Dominion Cinema, Royal Edinburgh Hospital and universities/schools. It is considered that better, more innovative signage methods are needed to assist with navigation.

6. OTHER RELEVANT INFORMATION

Second Proposed Plan

Other relevant policies in the [Local Development Plan](#) include:

- Ret 2 Town Centres
- Ret 10 Food and Drink Establishments
- Hou 7 Inappropriate Uses in Residential Areas

Policy Ret 2 generally supports shop uses in town centres. Policies Ret 10 and Hou 7 consider the impact of proposals on nearby residents, such as public houses and hot-food takeaways.

One-Door Approach

The One Door Approach to Development Consents aims to give the customer all the information they need at the start of the development process.

Food and drink, public house and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for:

- [Alcohol](#)
- [Hours of operation](#)
- [Outdoor pavement seating](#)

For more information on these, see the Council's website on the [One Door Approach](#) to development consents, the [Council's Guidance for Businesses](#) or contact the [Business Gateway](#).

The [Guidance for Businesses](#) is Planning Guidance intended to assist businesses in preparing applications to change the use of a property or carry out physical alterations. It covers a range of relevant issues, including:

- Signage and advertisements
- Shop front alterations (design, security, canopies, and ATMs)
- Road permits

- Advertisement consent

There is scope to include guidance on A-boards and cycle parking provisions in future revisions of the Guidance for Businesses.

Edinburgh Street Design Guidance

[Edinburgh's new Street Design Guidance](#) was approved by the Planning Committee on 1 October 2015 following its approval by Transport & Environment Committee on 25 August 2015. The guidance brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class network of vibrant, safe, attractive, effective and enjoyable streets. The guidance will apply to a range of Council services who manage streets for various purposes. These include the Council's Transport and Roads teams, Planning and Building Standards, Parks and Greenspaces, Waste and Fleet Services, Economic Development and Trading Standards and Licensing for events, activities and street use including tables and chairs and market stalls.

Edinburgh Design Guidance

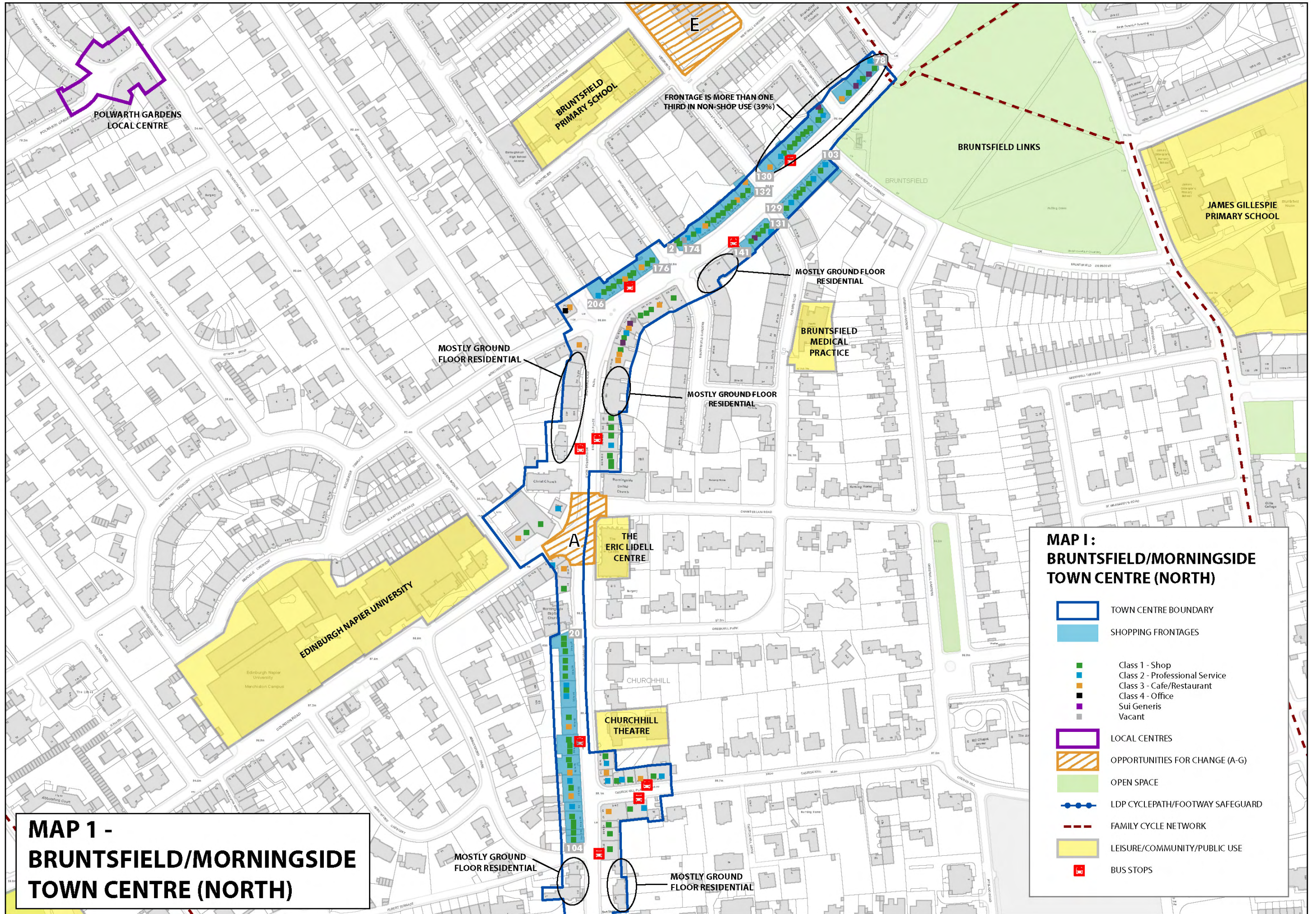
The [Edinburgh Design Guidance](#) sets out the Council's expectations for the design of new development in Edinburgh. The guidance is intended for all new buildings and should be used as a point of reference, a basis for the planning, design and communication of new development proposals and a material consideration in assessing planning applications. It aims to provide guidance on how to comply with the policies in the local plans, explain the key ideas which need to be considered during the design process, give examples of good quality design, and set out the requirements for design and access statements.

Trade Waste Policy

The Council has introduced a new [trade waste policy](#) that will mean that trade waste bins will not be allowed to be stored on roads and pavements. Bins or bags of waste may only be put out for collection on streets at specific times for up to one hour. Bruntsfield/Morningside Town Centre is in Phase 2, which will commence on 4 January 2016.

20mph Speed Limit

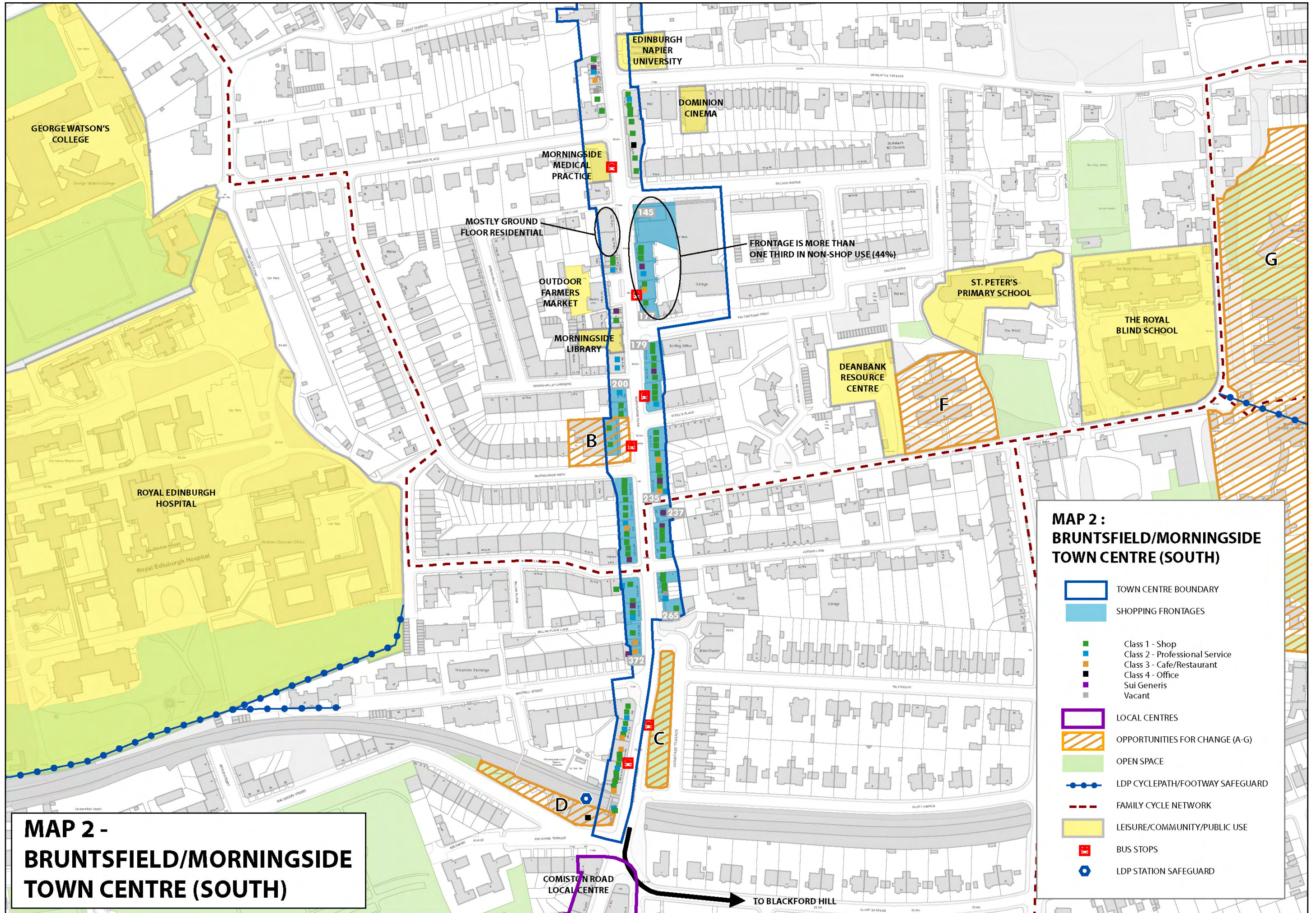
Councillors approved a new speed limit network for Edinburgh at the Transport and Environment Committee on 13 January 2015, after three years of research and public consultation. Residential roads, shopping streets as well as the city centre are now included as 20mph roads. Bruntsfield/Morningside town centre is in phase 3, commencing October 2016.



**MAP 1 -
BRUNTSFIELD/MORNINGSIDE
TOWN CENTRE (NORTH)**

**MAP I:
BRUNTSFIELD/MORNINGSIDE
TOWN CENTRE (NORTH)**

- TOWN CENTRE BOUNDARY
- SHOPPING FRONTAGES
- Class 1 - Shop
- Class 2 - Professional Service
- Class 3 - Cafe/Restaurant
- Class 4 - Office
- Sui Generis
- Vacant
- LOCAL CENTRES
- OPPORTUNITIES FOR CHANGE (A-G)
- OPEN SPACE
- LDP CYCLEPATH/FOOTWAY SAFEGUARD
- FAMILY CYCLE NETWORK
- LEISURE/COMMUNITY/PUBLIC USE
- BUS STOPS



**MAP 2 -
BRUNTSFIELD/MORNINGSIDE
TOWN CENTRE (SOUTH)**



Appendix 2

Leith Town Centre

Draft Supplementary Guidance

December 2015

CONTENTS

- 1. Introduction**
 - 2. Definitions**
 - 3. Leith Town Centre**
 - 4. Policy Options**
 - 5. Opportunities for Change**
 - 6. Other Relevant Information**
- Map 1**
- Map 2**

1. DEFINITIONS

What is a shop use?

A unit used for the sale of goods (not hot food), e.g. post office, sale of tickets, travel agency, cold food for consumption off the premises, hairdressing, funeral parlour, laundrette or dry cleaners. All where the sale, display or service is principally to visiting members of the public. These types of use are grouped together and collectively called Class 1 Shops.

What is a shop unit?

Premises opening directly onto the street and designed primarily for shop use. In some locations the shop unit can be above street level or at basement level but still have direct access and be visible from the street.

Types of non-shop use

Changing a shop to a non-shop use is known as a 'change of use' and will always require an application for planning permission. Examples of non-shop uses are:

- Service Uses – lawyers, accountants, estate agents, health centres, surgeries of dentists, doctors and vets. These types of use are grouped together and collectively called Class 2 financial, professional and other services. Other services may also include tanning salons, betting shops and pawn brokers.
- Food and Drink consumed on premises – restaurant, cafe, snack bar (not a public house or hot food take-away). These types of use are grouped together and collectively called Class 3 food and drink.
- Pubs – sale and consumption of alcoholic beverages on premises. This type of use is Sui Generis.
- Hot-food takeaways – consumption of hot-food off premises. This type of use is Sui Generis.

Some changes of use are permitted development, for example, a cafe (Class 3) being turned into a shop unit (Class 1). The Scottish Government Circular 1/1998 contains guidance on use classes.

2. INTRODUCTION

Leith is one of Edinburgh's nine Town Centres, within which the Council is committed, in line with Scottish Planning Policy, to encourage a mix of uses to support its vibrancy, vitality and viability. One way it can do this is by guiding when a shop unit can change from a shop use to a non-shop use.

This Supplementary Guidance will help deliver the Council's requirement to apply the Scottish Government's Town Centre First Policy and the desire to promote the town centre as the heart of the community and a hub for a range of activities. It is being prepared in accordance with Policy Ret 8: Alternative Use of Shop Units in Defined Centres of the Second Proposed Local Development Plan (LDP) and applies to all shop units within the town centre. It aims to deliver two LDP objectives set out in Chapter 6 (Shopping and Leisure) of the Plan:

- To maintain the existing and proposed broad distribution of centres throughout the city and sustain their vitality and viability; and,
- To improve the appearance, quality and attractiveness of all centres.

Accordingly, this draft sets out options for defining shopping 'frontages', policy options on the change of use of units within defined shopping 'frontages', policy options on the change of use of units elsewhere within the town centre, and poses questions on residential uses and the town centre boundary. Inspired by the Scottish Government's Town Centre Toolkit, the SG also includes opportunity areas for change to enhance the attractiveness, activity and accessibility of the town centre. To help establish how the town centre should evolve to maximise the potential for benefitting public life, the Council has also commissioned a 'Public Life Street Assessment' which will feed into the finalisation of the SG.

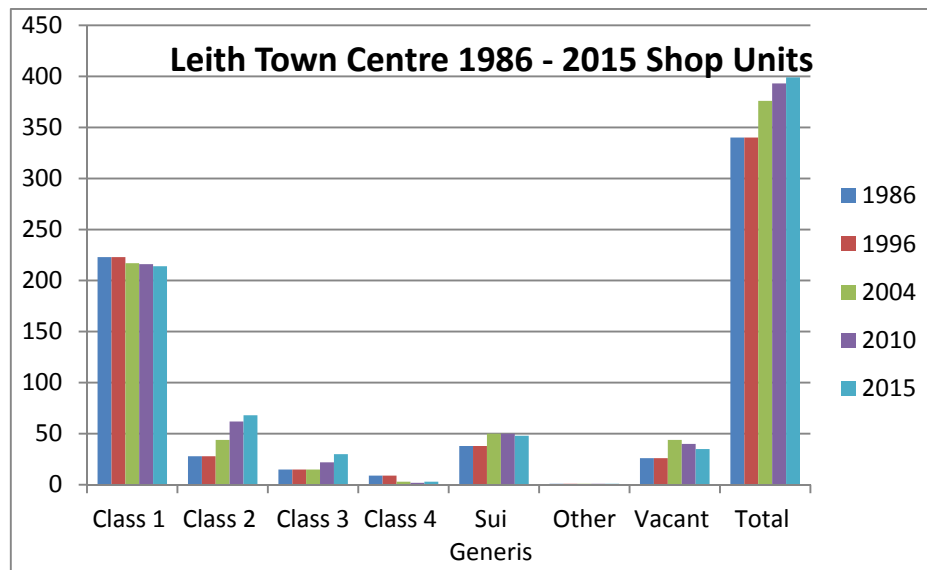
3. LEITH TOWN CENTRE

The Town Centre is defined as lying within the area shown on Maps 1 and 2. It is one of the city's more densely populated neighbourhoods with 16,453 people. This population information is obtained using the 2011 census data zones, within which a 400m walking distance has been measured from the town centre boundary. Leith Walk is an historic route leading from the Port of Leith to the city centre, and most of the town centre is within either the New Town or Leith Conservation Areas. Connections to the city centre are set to improve as the Edinburgh St James project gets underway and with the redesigned junctions at London Road and Picardy Place.

Leith Town Centre has a mix of independent shops and food and drink establishments, as well as a representation from national multiple retailers. Where a unit is used as a shop it is necessary to get planning permission from the Council to change to another use. However, the planning system cannot control what shops sell or control which company occupies a shop. Most of the shops along Leith Walk and Great Junction Street are small traditional units under tenemental blocks. Some units have been merged to accommodate larger units, often for the 'local' format national supermarkets (Tesco Metro, Scotmid, the Cooperative and other independent supermarkets). There is one large Tesco supermarket with a car park accessed from Easter Road. The Newkirkgate shopping centre provides a dedicated pedestrian shopping precinct, with Lidl and Farmfoods present with dedicated parking to the rear. The shopfront design is of varying quality across the centre.

The mix of uses, by Use Class (see definition above) has been monitored in city-wide shop surveys periodically undertaken since 1986; see the results in the table below. The survey shows a steady increase in non-shop uses (Class 2 professional services, Class 3 food and drink and sui generis uses such as pubs and hot food take-ways). It also shows a steady decrease in the vacancy rates since a high at 2004.

The continued existence of a variety of shops is seen as critical to the health of Leith and is required to serve convenience shopping to the large residential population that is within a five minutes' walk of the centre. A mix of specialist shops also serves to make the centre a shopping destination. However, there are also benefits in continuing the trend for shops to change to other uses that maximise the town centre's easily accessible location for the community and to extend activity into the evening.



In addition to shops, professional services and food and drink establishments, there are numerous community uses and leisure facilities such as Leith Links and Pilrig Park, the Omni centre, Playhouse theatre, McDonald Road library, Dalmeny Street Drill Hall, Leith Community Education Centre within or close to the town centre.

In recent years, the vibrancy of Leith Town Centre has been supported by numerous Council and community-led initiatives, including the ‘I Love Leith’ campaign, Leith Shutter Art Project, Leith Banners, Leith Shop Idol, and the annual LeithLate and Leith Festivals.

Leith Town Centre is the subject of an extensive road and public realm renewal programme, referred to as the ‘Leith Programme’. Funded by the Council and Sustrans, it is focussed on delivering high quality public realm, focussing on walking, cycling, public transport and street life along Leith’s principal street. The first three phases are complete (see Maps 1 and 2).

4. POLICY OPTIONS

Defining 'frontages' within the town centre

The current policy approach set out in the Edinburgh City Local Plan has been to restrict changes of use in shop units within identified 'shopping frontages'. The Plan identifies seven 'primary frontages' (see Amps 1 and 2). The percentage of non-shop uses in each of the frontages is shown in the table below.

Frontage	% of frontage in non-shop use	% of frontage which is vacant
1-23 Elm Row Primary Frontage	42%	0%
25-75 Elm Row and 94-96 Brunswick Street	36%	3%
229-263a Leith Walk	63%	0%
265-295 Leith Walk	46%	0%
2-52 Great Junction Street and 1-3 Duke Street	17%	10%
1-67 Great Junction Street and 2-4 Leith Walk	30%	13%
Kirkgate – all units	10%	5%

Of these seven identified frontages, four exceed the one third in non-shop threshold (highlighted in red) as set out in the Edinburgh City Local Plan Policy Ret 9 – Alternative Use of Shop Units – Primary Frontages in the City Centre and Town Centres. These four are all located along Leith Walk and their vacancy rate is very low: one frontage has a single vacant unit (3%); the other three frontages have no vacancies.

Conversely, the three frontages where the non-shop uses are under a third of the total, the vacancy rates are higher at 5%, 10% and 13%. Permitting more changes of use to other uses probably has been a factor in the low vacancy rate. However, in the three frontages (two along Great Junction Street and the Kirkgate units), despite the scope to allow further change of use to alternative uses, there are empty units. This could imply that there is no current market for non-shop uses in this location, at this time. Since the survey, however, one of the empty units on Great Junction Street is now operating as a dentist.

Factors including the quality of the environment, relatively narrow pavements and proximity to the junction are important for uses such as cafés. The Newkirkgate Shopping centre provides larger units for shopping and services from multiple retailers, and may not wish to pursue further alternative uses.

Preferred Option

Remove four 'primary frontages' as defined in the Edinburgh City Local Plan that already exceed the one-third threshold for non-shop uses; keep restriction in the following 'frontages':

- 2-52 Great Junction Street and 1-3 Duke Street
- 1-67 Great Junction Street and 2-4 Leith Walk
- Kirkgate – all units

This policy approach removes the need to assess the change of use against whether it will result in four or more consecutive non-shop uses, and in doing so, adds a degree of flexibility in where non-shop uses can be located, so long as the overall percentage remains under the 33% threshold.

Justification

- Support the Newkirkgate shopping centre as a shopping destination for convenience and comparison goods in larger shopping units.
- Vacancy rates in these locations are unlikely to be a result of the restrictions on change of use.

Alternative Option – status quo

Continue to control the alternative use of shop units using all seven 'frontages'.

Options for the specific wording of **Policy L1 – Alternative Use of Shop Units in Defined Frontages** and for **Policy L2 – Alternative Use of Shop Units – Elsewhere** are set out in the following section.

Question: Do you agree with the Council's preferred option?

Policy L1 – Alternative Use of Shop Units in Defined Frontages

Preferred Option

Remove the criteria in ECLP policy Ret 9 that states 'permitting the change of use should not result in four or more consecutive non-shop uses'.

Instead, the preferred policy option would state:

In the following frontages, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) no more than **one third** of the total number of units in the frontage will be in non-shop use*
- b) the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

- Increased flexibility allows more non-shop uses to support and benefit from the pavement widening and other public realm benefits of the Leith Programme.

Alternative Option 1 – Increasing proportion of non-shop uses within a defined 'frontage'

Continue to designate those frontages that are over one-third in non-shop uses 1 – 23 Elm Row; 25-75 Elm Row, 94-96 Brunswick Street, 229-263a Leith Walk, 265-295 Leith Walk (see Maps 1 and 2) but increase the allowance of non-shop uses from one third to two-thirds. This option also includes removing the need to assess the change of use against whether it will result in four or more consecutive non-shop uses. This policy option would state:

*In the following defined frontages **1 – 23 Elm Row; 25-75 Elm Row, 94-96 Brunswick Street, 229-263a Leith Walk, 265-295 Leith Walk**, the change of use of a shop unit to a non-shop use will be permitted provided:*

- *as a result of permitting the change of use, **no more than two-thirds** of the total number of units in the frontage will be in non-shop use*
- *the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability*

Justification

- Increased flexibility allows more non-shop uses to support and benefit from the pavement widening and other public realm benefits of the Leith Programme.
- This option however still retains some control over the loss of shop uses in protected frontages.

Alternative Option 2 – Status quo

Continue to use all the previously identified frontages to control the change of use of shop uses to non-shop uses.

In defined frontages (see Maps 1 and 2), the change of use of a shop unit to a non-shop use will be permitted provided:

- as a result of permitting the change of use, no more than one third of the total number of units in the frontage will be in non-shop use
- permitting the change of use, would not result in four or more consecutive non-shop uses
- the proposal is for an appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability

Question: Do you agree with the Council's preferred option?

Policy L2 – Alternative Use of Shop Units – Elsewhere

The table below shows the proportion of Class 1, Class 2, Class 4 and Sui Generis uses outwith a frontage within the town centre:

Class 1	53%
Class 2	21%
Class 3	9%
Class 4	1%
Sui Generis	15%

The total percentage of non-shop uses is 47%. Even without the protection of a frontage designation, the dominant use within the town centre is still Class 1 shop use. If the remaining streets in the town centre are roughly divided into 15 blocks, there is a range between 22% to 61% in non-shop uses. Each block has a fairly even distribution of Class 3 and sui generis uses, with no apparent grouping of certain uses in any given location within the town centre. In this regard, additional frontages are not proposed.

Preferred Option

Within the defined boundary of Leith the change of use of a shop unit to a non-shop use will be permitted provided the proposal is:

- Class 2 Financial, professional or other services
- Class 3 Food and Drink uses
- an appropriate commercial or community use which would complement the character of the centre and would not be detrimental to its vitality and viability.

Justification

- Increased flexibility allows more non-shop uses to support and benefit from the pavement widening and other public realm benefits of the Leith Programme.

Alternative Option – status quo

Continue to use the criteria that states a change of use should not result in four or more consecutive non-shop uses. This policy option would state:
For those locations not within a frontage, but within the defined Bruntsfield/Morningside Town Centre boundary, the change of use of a shop unit to a non-shop use will be permitted provided:

- a) *permitting the change of use, would **not result in four or more consecutive non-shop uses***
- b) *the proposal is for **an appropriate commercial or community use** which would complement the character of the centre and would not be detrimental to its vitality and viability.*

Question: Do you agree with the Council's preferred option?

Residential uses within the town centre

National planning policy states that planning for town centres should consider opportunities for promoting residential use where this fits with local need and demand. All of Edinburgh's town centres, including Leith, has an already large residential population despite the boundary being tightly drawn around the main concentrations of the shopping offer. The principal streets in Leith, as with other town centres, were designed with purpose built shop units at ground level with tenements above. However, there are a few residential blocks that break up the contiguous ground floor commercial units along the Walk (namely 212 Leith Walk; 302-308 Leith Walk; 318-324 Leith Walk and 19 Albert Place) and the rear of the Yardheads residential block along Great Junction Street.

For placemaking purposes it is important that uses at street level help bring activity into the street, encourage passing trade and visitors to linger in the area and extend activity into the evening. Generally, residential units at ground level tend to add little vitality to shopping streets and the use of shutters or opaque glazing to achieve an acceptable level privacy further reduces the animation of the street scene.

Question: Do you agree that change of use of shop units to residential use should not be permitted within the Leith Town Centre?

Town Centre Boundary

Leith Town Centre boundary is identified in the Second Proposed Local Development Plan (see maps 1 and 2), it is tightly drawn along the main streets, Leith Walk, Great Junction St, the Kirkgate and a part of Duke St. It does not take in sections of side streets other than corner units. There is scope through the preparation of this SG to make recommendations to change the boundary in the next Local Development Plan.

Question: Do you think there are areas where there is scope and justification to amend the town centre boundary?

5. OPPORTUNITIES FOR CHANGE

Leith has three sites or areas with potential for change and improvement located within the town centre. These have been included in this draft SG to facilitate a coordinated approach to their potential redevelopment, and to explore their relationship with the town centre itself. The following section, where appropriate, will set out key development principles or relevant actions. For all the sites identified, reference should be made to the Edinburgh Design Guidance and Edinburgh Street Design Guidance (see Other Relevant Information section), and consideration should be given to the six qualities of successful places in Scottish Planning Policy:

- *Distinctive*
- *Safe and Pleasant*
- *Welcoming*
- *Adaptable*
- *Resource Efficient*
- *Easy to Move Around and Beyond*

Site A – 165 Leith Walk former depot including land to the north (Map 1)

The site and its current uses

The site includes a Council-owned B-listed building with a large derelict warehouse to the rear, previously a tram depot and more recently used as storage for construction of the Leith Programme. The two storey listed building has recently been leased for office space for a start up businesses. The northern half of the site comprises two related office blocks at 131-141 Leith Walk, Inchkeith House and Allander House, in use by NHS Lothian and its surface car park to the rear; and a further storage warehouse to the north, which has no frontage with the town centre, but takes its access from a narrow entrance way from Leith Walk.

Potential Future Uses

Any proposals for this site should explore the potential to accommodate the following uses:

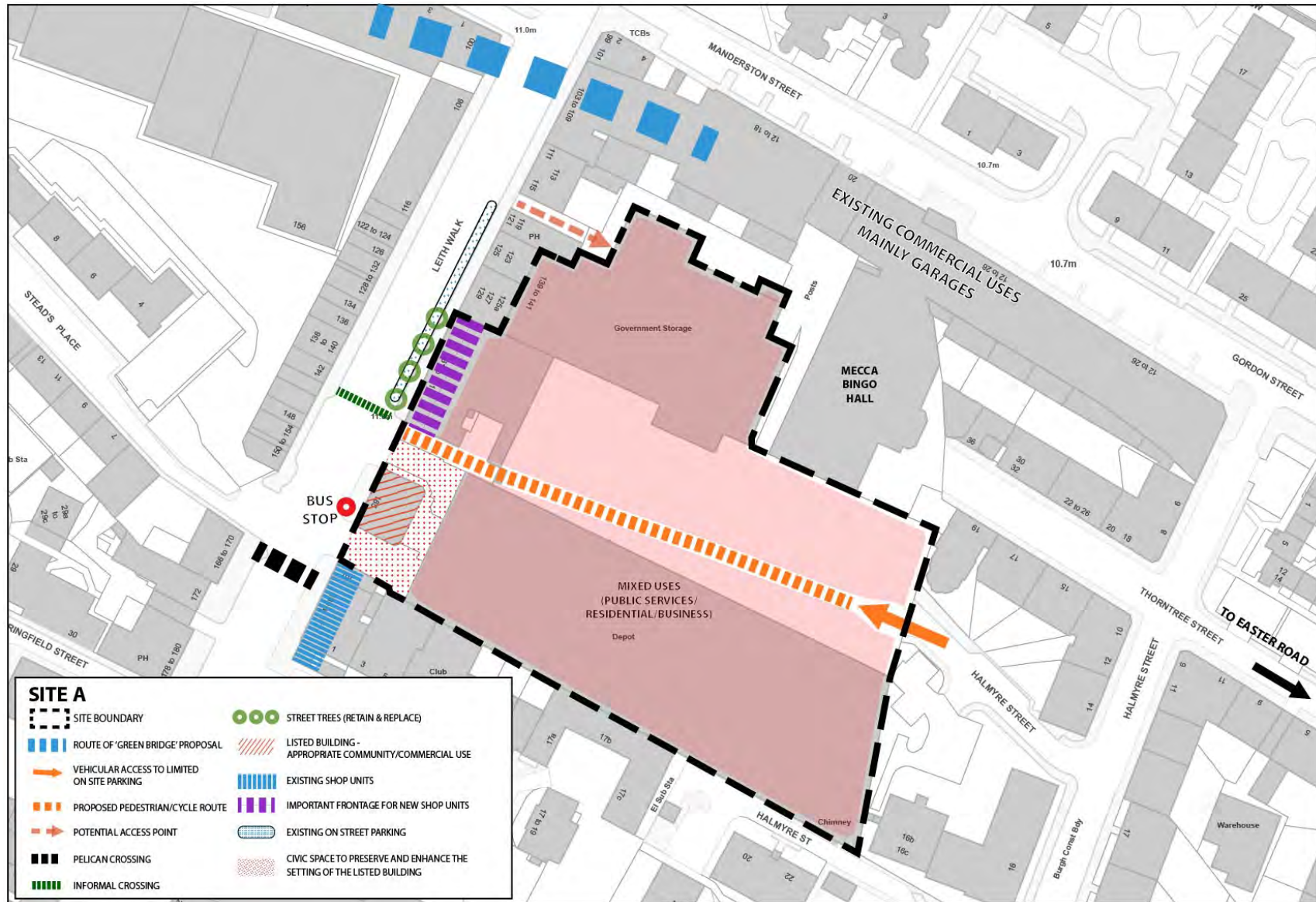
- Appropriate town centre commercial units (Classes 1-3) to create an active frontage along Leith Walk that supports and benefits from the pavement widening and other public realm benefits of the Leith Programme.
- Creative industries and small business ‘incubator’ units. There is a recognised need for more small business space, particularly for the creative sector (see the findings in the [Leith Creative](#) cultural mapping research project and the [Leith Economic Framework 2014](#)).
- The space needs of the Community Planning Partners. This site presents the opportunity to co-locate key public services in the heart of the town centre, supporting Leith residents and providing an exemplar partnership centre. An initial feasibility study has been undertaken for accommodating a proposed ‘Leith Community Partnership Centre’ at 165 Leith Walk.
- Residential uses – the Housing Land Study (June 2014) identified the depot site as a ‘high’ probability for development with an indicative capacity of 100 units; while the northern section is identified as Leith Walk/Manderston St and given a ‘low’ probability for development, with an indicative capacity of 44 units. This is a highly accessible brownfield site and introducing residential uses here could be delivered to complement the other uses proposed above.

Development Principles

To guide its successful redevelopment, the following features and principles should be recognised and integrated into the site layout (see also Map 1 and extract below):

- The retention of the Listed Building, conserving and repairing its fabric and bringing it back into full use, including an area of civic space around the building to preserve and enhance its setting.
- Improved permeability across the site, and the opportunity to continue the street along Halmyre St. Vehicular access is proposed from Halmyre Street only for limited parking.
- Possible constraints on height – the sites lies within ‘Key View 9 Calton Hill monuments from north end of Constitution Street’ and Key View 11b Calton Hill across to Hub spire from Edinburgh Dock as identified in the Edinburgh Skyline Study.
- Increase the town centre activity along this section of Leith Walk. New ground floor shop units are required to create and continue the frontage
- Retain and improve the Leith Walk street trees.
- Explore the connections with the Leith ‘Green Bridge’ project, which is at an early feasibility study stage.

Site A Inset Map: Development Brief



Site B – Annandale Street/Elm Row/Montgomery Street Junction (Map 2)

Observe and consult people using the junction as part of the Public Life Assessment. It is considered that improvements to the junction can be made for the benefit of pedestrian and cyclist safety. Currently there are six pedestrian crossing segments within this junction. Further consultation is required with the Leith Programme Team to determine what actions can be achieved. This section forms part of Phase 5 of the Leith Programme and is subject to its priorities and programming. Public consultation on this phase is intended to start in early 2016. Explore the urban realm potential for the Montgomery Street / Elm Row junction. Important features to consider include:

- Elm Row and 2 Montgomery Street is an A-listed 'palace-fronted' block, planned as part of William Playfair's Eastern New Town masterplan.
- Unlike other blocks along Leith Walk, Elm Row is set back with a small street providing direct access and on-street parking behind a tree-lined hedge and fence.
- Options to widen, improve the quality and make more use of the pavement space at this junction.
- Proximity and connections to the Elm Row bus interchange which is on the main carriageway.
- Montgomery Street leads to Montgomery Street park and the design layout should encourage a walking circuit to Easter Road Local Centre.

Site C – Stead's Place/Jane Street Development Brief (Map1)

A development brief was prepared in 2008 for the business and industry area that lies between Leith Walk and Bonnington Road, and to the north of Pilrig Park. Its purpose is to guide the introduction of non-industrial uses into the area, while still providing some flexible business space, and to connect missing links in the pedestrian/cycle network. One area within the brief's study area is currently under construction and identified in Map 1.

The area identified in the brief as Area A, which includes the two storey red sandstone block at 100-154 Leith Walk, states its redevelopment should:

- seek to establish a building height that matches adjacent and opposite buildings
- consider the options for the embankment (former railway line) to be incorporated into the development layout, possibly using a ramp/steps
- incorporate a pedestrian/cycle route from Leith Walk to Pilrig Park
- connect Great Junction Street to Pilrig Park by extending Pirrie Street
- retain town centre uses along the Leith Walk frontage.

Any redevelopment of this site should reflect the relevant principles in the Stead's place/Jane Street Development Brief and explore the connections with the Leith 'Green Bridge' project, which is at an early feasibility study stage.

Other opportunities for improvements

The following small sites are identified in Maps 1 and 2 and are included in this draft SG to explore their potential to contribute to improved on-street public life:

1. **Private greenspace adjacent to Croall Place** – explore the options for making this space function as a part of the town centre, taking into account its use as a private commercial amenity space associated with the digital advertisement board, its proximity to a bus stop, a former B-Listed Police Box in active use by community groups and the safeguarded cycle/pedestrian route from Powderhall.
2. **Commercial amenity green space at entrance to rear access of units 100 – 154 Leith Walk** – explore options to improve its amenity and function.
3. **Duke Street** – explore the options available to make environmental improvements to this small derelict site.
4. Signage is needed to assist navigation and legibility in the town centre and especially between Leith and the Shore, the commercial area of Constitution Street, Leith Links, and the attractions at the waterfront/Ocean Terminal and the Cruise Liner Terminal.

Question: Do you agree with the development opportunities identified above?

Question: Do you know of any other development opportunities which should be identified?

Sites under construction

Within the town centre there are two purpose built student accommodation blocks under construction that include commercial units at ground floor: Haddington Place has 4 units (147, 138, 137 and 166 metres squared respectively) and Shrub Place there are plans for a Sainsbury's Local store and 4 smaller commercial units at ground floor. Two other commercial units have planning permission on the ground floor of Block A in the remaining Shrub Place development site.

Other sites under construction close to the Leith Town Centre boundary are shown in Maps 1 and 2.

6. OTHER RELEVANT INFORMATION

Second Proposed Plan

Other relevant policies in the [Local Development Plan](#) include:

- Ret 2 Town Centres
- Ret 10 Food and Drink Establishments
- Hou 7 Inappropriate Uses in Residential Areas

Policy Ret 2 generally supports shop uses in town centres. Policies Ret 10 and Hou 7 consider the impact of proposals on nearby residents, such as public houses and hot-food takeaways.

One-Door Approach

The One Door Approach to Development Consents aims to give the customer all the information they need at the start of the development process.

Food and drink, public house and hot-food takeaway uses will often require other consents and are subject to separate controls by licensing for:

- [Alcohol](#)
- [Hours of operation](#)
- [Outdoor pavement seating](#)

For more information on these, see the Council's website on the [One Door Approach](#) to development consents, the [Council's Guidance for Businesses](#) or contact the [Business Gateway](#).

The [Guidance for Businesses](#) is Planning Guidance intended to assist businesses in preparing applications to change the use of a property or carry out physical alterations. It covers a range of relevant issues, including:

- Signage and advertisements
- Shop front alterations (design, security, canopies, and ATMs)
- Road permits

- Advertisement consent

There is scope to include guidance on A-boards and cycle parking provisions in future revisions of the Guidance for Businesses.

Edinburgh Street Design Guidance

[Edinburgh's new Street Design Guidance](#) was approved by the Planning Committee on 1 October 2015 following its approval by Transport & Environment Committee on 25 August 2015. The guidance brings together previously separate CEC guidance on street design to achieve coherence and co-ordination across the city, with the ultimate goal of providing the people of Edinburgh with a world-class network of vibrant, safe, attractive, effective and enjoyable streets. The guidance will apply to a range of Council services who manage streets for various purposes. These include the Council's Transport and Roads teams, Planning and Building Standards, Parks and Greenspaces, Waste and Fleet Services, Economic Development and Trading Standards and Licensing for events, activities and street use including tables and chairs and market stalls.

Edinburgh Design Guidance

The [Edinburgh Design Guidance](#) sets out the Council's expectations for the design of new development in Edinburgh. The guidance is intended for all new buildings and should be used as a point of reference, a basis for the planning, design and communication of new development proposals and a material consideration in assessing planning applications. It aims to provide guidance on how to comply with the policies in the local plans, explain the key ideas which need to be considered during the design process, give examples of good quality design, and set out the requirements for design and access statements.

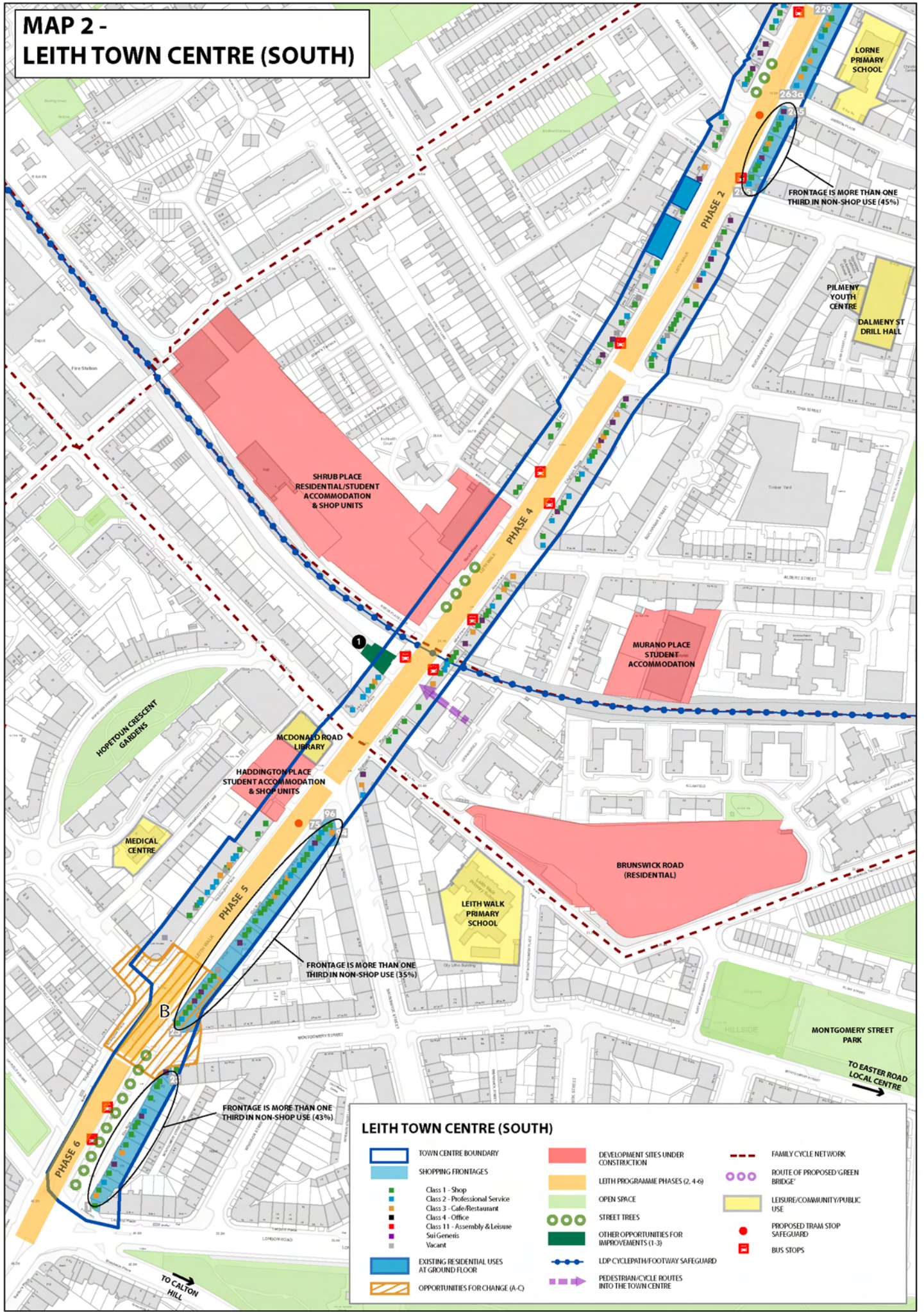
Trade Waste Policy

The Council has introduced a new [trade waste policy](#) that will mean that trade waste bins will not be allowed to be stored on roads and pavements. Bins or bags of waste may only be put out for collection on streets at specific times for up to one hour. Leith has benefited from being the first town centre to pilot the trade waste policy and has seen the positive impact of less trade waste presented on the pavements.

20mph Speed Limit

Councillors approved a new speed limit network for Edinburgh at the Transport and Environment Committee on 13 January 2015, after three years of research and public consultation. Residential roads, shopping streets as well as the city centre are now included as 20mph roads. Leith town centre is in phase 2, commencing June 2016.

MAP 2 - LEITH TOWN CENTRE (SOUTH)



LEITH TOWN CENTRE (SOUTH)

- | | | |
|-------------------------------------------|----------------------------------------------|--------------------------------|
| TOWN CENTRE BOUNDARY | DEVELOPMENT SITES UNDER CONSTRUCTION | FAMILY CYCLE NETWORK |
| SHOPPING FRONTAGES | LEITH PROGRAMME PHASES (2, 4, 6) | ROUTE OF PROPOSED GREEN BRIDGE |
| Class 1 - Shop | OPEN SPACE | LEISURE/COMMUNITY/PUBLIC USE |
| Class 2 - Professional Service | STREET TREES | PROPOSED TRAM STOP SAFEGUARD |
| Class 3 - Cafe/Restaurant | OTHER OPPORTUNITIES FOR IMPROVEMENTS (1-3) | BUS STOPS |
| Class 4 - Office | LDP CYCLEPATH/FOOTWAY SAFEGUARD | |
| Class 11 - Assembly & Leisure | PEDESTRIAN/CYCLE ROUTES INTO THE TOWN CENTRE | |
| Sui Generis | | |
| Vacant | | |
| EXISTING RESIDENTIAL USES AT GROUND FLOOR | | |
| OPPORTUNITIES FOR CHANGE (A-C) | | |