

# Notice of meeting and agenda

## Planning Committee

**10.00 am, Thursday, 11 August 2016**

Dean of Guild Court Room, City Chambers, High Street, Edinburgh

This is a public meeting and members of the public are welcome to attend.

## Contacts

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## **1. Order of business**

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- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

## **2. Declaration of interests**

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- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

## **3. Deputations**

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- 3.1 If any

## **4. Minutes**

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- 4.1 Planning Committee of 19 May 2016 – submitted for approval as a correct record (circulated)

## **5. Development Plan**

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- 5.1 Strategic Development Plan 2 Proposed Plan and Action Programme – report by the Executive Director of Place (circulated)

## **6. Planning Performance**

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- 6.1 Legacy Planning Applications – Update – report by the Executive Director of Place (circulated)

## **7. Planning Policy**

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- 7.1 Review of the Scottish Planning System – Progress Report and the Next Steps – report by the Executive Director of Place (circulated)
- 7.2 Open Space 2021, Edinburgh's Draft Open Space Strategy for Consultation – report by the Executive Director of Place (circulated)
- 7.3 Consultation on Airspace Change Programme – report by the Executive Director of Place (circulated)

## **8. Planning Process**

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- 8.1 The Edinburgh Planning Concordat 2016 – report by the Executive Director of Place (circulated)

## **9. Conservation**

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- 9.1 Old Town Conservation Area - Review of Conservation Area Character Appraisal – report by the Executive Director of Place (circulated)

## **10. Referral Reports**

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- 10.1 None

## 11. Motions

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11.1 None

### **Kirsty-Louise Campbell**

Interim Head of Strategy and Insight

### **Committee Members**

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Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Cardownie, Child, Gardner, Heslop, Keil, McVey, Milligan, Mowat and Ritchie.

### **Information about the Planning Committee**

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The Planning Committee consists of 15 Councillors and is appointed by the City of Edinburgh Council. The Planning Committee usually meets every eight weeks. It considers planning policy and projects and other matters but excluding planning applications (which are dealt with by the Development Management Sub-Committee).

The Planning Committee usually meets in the Dean of Guild Court Room in the City Chambers on the High Street in Edinburgh. There is a seated public gallery and the meeting is open to all members of the public.

### **Further information**

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If you have any questions about the agenda or meeting arrangements, please contact Stephen Broughton or Carol Richardson, Committee Services, City of Edinburgh Council, Waverley Court, Business Centre 2.1, 4 East Market Street Edinburgh EH8 8BG, Tel 0131 529 4261 or 529 4085, e-mail [stephen.broughton@edinburgh.gov.uk](mailto:stephen.broughton@edinburgh.gov.uk)/[blair.ritchie@edinburgh.gov.uk](mailto:blair.ritchie@edinburgh.gov.uk).

A copy of the agenda and papers for this meeting will be available for inspection prior to the meeting at the main reception office, City Chambers, High Street, Edinburgh.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to [www.edinburgh.gov.uk/cpol](http://www.edinburgh.gov.uk/cpol).

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## Planning Committee

10.00 am, Thursday, 19 May 2016

### Present

Councillors Perry (Convener), Lunn (Vice-Convener), Bagshaw, Balfour, Blacklock, Cairns, Child, Howat, Keil, McVey, Milligan, Mowat, and Ritchie.

### 1. Minutes

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#### Decision

- 1) To approve the minutes of the Planning Committee of 25 February 2016 as a correct record.

### 2. Business Bulletin

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The Planning Business Bulletin of 19 May 2016 was presented.

#### Decision

To note the Business Bulletin.

### 3. Development Plan Scheme

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Approval was sought for a new Development Plan Scheme. Planning authorities had to publish a scheme setting out their programme for preparing their local development plan at least once a year. The last such scheme was approved and published in May 2015.

#### Decision

To approve the new Development Plan Scheme as outlined in Appendix1 of the report by the Director of Place, for publication.

(Reference – report by the Executive Director of Place, submitted.)

### 4. Planning Performance Framework and the Building Standards Balanced Scorecard

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Approval was sought of the Planning Performance Framework (PPF) 2015-16 and the Building Standards Balanced Scorecard 2016-17 for submission to the Scottish Government. Service improvements were included as part of the two documents.

The Planning Performance Framework set out a mix of quantitative and qualitative measures of performance over the last year. This included details of the feedback received on the previous year's PPF in terms of performance markers. The report also

sets out Building Standards performance through the Building Standards Balanced Scorecard and National Customer Charter.

### **Decision**

- 1) To approve the Planning Performance Framework 2015-16 for submission to the Scottish Government.
- 2) To approve the Building Standards Balanced Scorecard 2016-17 for submission to the Scottish Government.
- 3) To approve the Building Standards National Customer Charter.
- 4) To agree that minor editorial changes be delegated to the Executive Director of Place.
- 5) The Executive Director of Place to report to the next meeting of the Committee on the progress of legacy cases.

(Reference – report by the Executive Director of Place, submitted.)

## **5. Supplementary Guidance Bruntsfield/Morningside and Leith Town Centres - Finalised**

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Approval was sought of the finalised Supplementary Guidance (SG) for Bruntsfield/Morningside Town Centre and Leith Town Centre. The SGs would guide the balance of uses within the town centres. They would be used to determine planning applications for the change of use of shop units to non-shop uses and help to deliver the wider placemaking agenda.

In both town centres the finalised policy afforded more protection for shop uses than the preferred option consulted on in the draft SGs. Once approved, the two SGs could be formally adopted as part of the development plan, supplementing the Edinburgh Local Development Plan.

### **Decision**

- 1) To approve Appendix of the report by the Executive Director of Place as the finalised Supplementary Guidance for Bruntsfield/Morningside Town Centre.
- 2) To approve Appendix 2 of the report as the finalised Supplementary Guidance for Leith Town Centre.
- 3) To note that both would be adopted as part of the statutory development plan at the procedurally appropriate time, once the Edinburgh Local Development Plan has been adopted.
- 4) The Executive Director of Place to include retail use in town centres to be the programme for Committee Workshops.

(Reference – report by the Executive Director of Place, submitted.)

## 6. Placemaking Update

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On 1 October 2015, the Committee noted a report on how the planning system could promote good placemaking. The report provided an update on Placemaking, setting it in a wider community planning context and linking it to the Council's Transformation Change process. It described what has been achieved in the last 6 months and a programme of work for the next year.

### Decision

- 1) To note the contents of the report.
- 2) To agree the priorities for work set out in Appendix 3 of the report by the Executive Director of Place.

(References – The Planning Committee 1 October 2015 (item 5); report by the Executive Director of Place, submitted.)

## 7. Place Brief for National Collections Facility at Granton Waterfront

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Approval was sought of a Place Brief to guide the development of a National Collections Facility at Waterfront Avenue, Granton. It had been prepared collaboratively by the Council and National Galleries of Scotland (the landowner/applicant), with input from the local community and other stakeholders.

### Decision

To approve the Place Brief for National Collections Facility at Granton Waterfront as non-statutory planning guidance.

(Reference – report by the Executive Director of Place, submitted.)

## 8. Forth Bridge World Heritage Site Partnership Management

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An update was provided on the Forth Bridge World Heritage Management Plan Partnership Agreement, approved by Planning Committee on 27 February 2014.

This update reflected the change of role of Historic Environment Scotland to a statutory consultee in the listed building consent process and the consequent changes to the listed building consent process from October 2015. This was an amendment to the agreement already in place rather than a new document, as much of the information remained relevant and was carried over from the previous agreement.

The Partnership Management Agreement (PMA) for the Forth Bridge detailed the works that would require Listed Building Consent and outlined the processes for this. It also set out the type of works that could proceed without consent.

### Decision

- 1) To approve the Forth Bridge World Heritage Site Partnership Management Agreement.

- 2) The Executive Director of Place to establish if permission would be required to change the colour of the Forth Road Bridge and to circulate this information to members.

(References – Planning Committee on 27 February 2014 (item 10); report by the Executive Director of Place, submitted.)

## **9. Portobello Conservation Area – Review of Conservation Area Character Appraisals**

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Approval was sought of the revised Portobello Conservation Area Character Appraisal, in draft, for consultation. This had been developed in the new style of appraisal. The content had been updated to reflect changing issues in the area, the community's views and concerns and is presented in a more user-friendly format.

A small boundary extension at the north-west corner of the conservation area was proposed for consideration.

### **Decision**

To approve the attached revised Portobello Conservation Area Character Appraisal, in draft, for consultation.

(Reference – report by the Executive Director of Place, submitted.)

## **10. Setted Streets**

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The Transport and Environment Committee on 15 March 2016 considered a report by the Executive Director of Place regarding the measures required to conserve, enhance and maintain setted streets. The Committee agreed to refer the report to the Planning Committee for noting.

### **Decision**

- 1) To note the attached report.
- 2) The Executive Director of Place to submit a report to a future meeting of the Committee on Setted Streets, the report to include information on:
  - a) The sustainability of setted streets.
  - b) The different techniques used to lay setts and the skills required.
  - c) The cost of maintenance.

(References – The Transport and Environment Committee 15 March 2015 (item 5); report by the Interim Head of Strategy and Insight, submitted.)



# Planning Committee

10 am, Thursday 11 August 2016

## Strategic Development Plan 2 Proposed Plan and Action Programme

Item number	5.1
Report number	
Executive/routine	Executive
Wards	All

### Executive summary

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SESPlan has prepared a Proposed Strategic Development Plan and Action Programme for Edinburgh and South East Scotland. The Strategic Development Plan is a statutory planning document which is prepared every five years and covers a twenty year period. It communicates strategic level and cross-boundary planning policy and applies national policy and guidance from the Scottish Government. The Action Programme sets out the key strategic actions needed to deliver the vision of the Plan.

The SESplan Joint Committee approved the Proposed Plan and Action Programme for publication at its meeting on 20 June 2016. Each member council has been invited to formally ratify this decision. This report recommends that Committee endorses the Proposed Plan and Action Programme and refers this decision to full Council.

### Links

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Coalition pledges	<a href="#">P8, P17, P50</a>
Council outcomes	<a href="#">CO7, CO8, CO9, CO10, CO16, CO18, CO19, CO22, CO23</a>
Single Outcome Agreement	<a href="#">SO1, SO2, SO4</a>

## Strategic Development Plan 2 Proposed Plan and Action Programme

### Recommendations

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- 1.1 It is recommended that Committee:
  - 1.1.1 supports the decision by the SESplan Joint Committee at its meeting on 20 June 2016 to approve the Strategic Development Plan 2 Proposed Plan and Action Programme and refer it to full Council for ratification;
  - 1.1.2 notes that minor editorial changes of a non-policy nature to SDP2 and the supporting documents are delegated to the SDP Manager in consultation with the Head of Planning and Transport, SESplan Project Board Chair and Joint Committee Convener;
  - 1.1.3 notes those background documents to be published with the Proposed Plan; and
  - 1.1.4 notes the proposals for consultation on SDP2 and the supporting documents considered by the SESplan Joint Committee on the 20 June 2016.

### Background

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- 2.1 SESplan is the Strategic Development Planning Authority for Edinburgh and South East Scotland. It covers the council areas of the City of Edinburgh, East Lothian, Fife (part), Midlothian, Scottish Borders and West Lothian.
- 2.2 The Town and Country Planning (Scotland) Act 1997, as amended, requires these councils to work together to prepare and keep under review a Strategic Development Plan (SDP) for South East Scotland. The first SDP (SDP1) was approved by Scottish Ministers on 27 June 2013.
- 2.3 The purpose of the SDP is to set out a vision for the long term development of the city region and deal with cross boundary issues such as housing and transport.
- 2.4 There is a requirement to review the SDP within four years of its approval. The second SESplan Main Issues Report was published on 21 July 2015. This provided the main opportunity for engagement. During a 10 week consultation period, SESplan received 245 responses. The engagement has informed the preparation of a Proposed Plan. The Proposed Plan represents SESplan's settled view of the final content of the plan. The City of Edinburgh Council officers have been involved in its preparation as members of an Operational Group and Project Board.

- 2.5 Community planning and spatial planning should be closely aligned. Within the SESPlan area, efforts have been made to ensure that SDP2 is consistent with the Community Plans in the area. In Edinburgh, Community Planning is represented on an internal SDP coordination group along with representatives from key Council services.
- 2.6 The Proposed Plan (Appendix B) was approved by the SESplan Joint Committee on 20 June 2016. The SESPlan scheme of delegation requires that all major decisions on SDP content are referred to the six member councils for ratification. In Edinburgh, the authority to ratify lies with full Council.
- 2.7 The SDP informs the Local Development Plans (LDPs) prepared by each Local Authority. The Second Proposed Edinburgh Local Development Plan, currently at examination, was prepared to comply with SDP1. The next LDP will be required to comply with the second Strategic Development Plan (SDP2).

## Main report

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### Spatial Strategy

- 3.1 By 2038, the population in the SESplan region is projected to grow by 18%. The Proposed Plan sets out a spatial strategy to guide this growth.
- 3.2 In the first twelve years of the plan period (2018-2030), the need for strategic housing will be largely met by land already identified in existing local plans, mainly in Edinburgh or along transport corridors. The strategy is therefore a continuation of the SDP1 strategy. This identifies areas of strategic growth in West Edinburgh, South East Edinburgh, Edinburgh City Centre and Edinburgh Waterfront. The Edinburgh green belt is identified and LDPs are required to maintain this.
- 3.3 Green networks are a key element of the strategy. Green networks can perform multi functions providing habitats, active travel routes and greenspace links. They provide a setting for development and contribute to quality of life. Two cross-boundary green network priority areas are identified to focus action on places where a coordinated, cross-boundary approach is needed. Both areas include part of Edinburgh and extend into the west and south east of the region.
- 3.4 Beyond the first 12 years there is no need for the plan to be specific about locations for growth. For the period beyond 2030, indicative long term growth corridors are identified radiating from the city along transport routes. This reflects the placemaking principle that new development should be located near existing public transport hubs, or in locations where there are planned infrastructure projects. Any green belt land required to be released to meet future housing land requirements should be within the long term growth corridors. Future SDPs will identify more specific locations in line with this strategy. Subsequent LDPs may be directed to give more explicit policy protection to green networks in the remaining wedges.

3.5 Edinburgh East and Edinburgh West are identified as key areas for change. The key challenge identified in Edinburgh East is to ensure delivery of infrastructure for existing allocated sites. Major upgrades to junctions on the City Bypass are likely to be required to deal with existing congestion and cope with future increases in traffic associated with housing delivery. Major upgrades to walking and cycling infrastructure and public transport provision will also be needed. Edinburgh Waterfront remains a high priority for growth. The tram extension to Leith and Granton are identified as fundamental to connect the Waterfront to the city. The potential for West Edinburgh to deliver a range of opportunities for strategic growth, including the delivery of substantial housing developments, is highlighted.

### **Housing Growth**

3.6 A key requirement of SDPs is to set housing supply targets to support housing growth. This is the target number of homes to be delivered in the area. A Housing Need and Demand Assessment (HNDA) has informed the setting of targets. These are set out at local authority level and split into market and affordable targets.

3.7 A total target of 63,852 new homes has been identified for the whole SESplan area, in the period 2018-2030. The target within Edinburgh is 29,040 homes. This is a larger proportion of the region's housing need than in previous plans. This supports the plan's strategy to locate housing near where people work and support public transport use. To meet the target, an annual average of 2,420 completions is required in Edinburgh. This is higher than has been achieved in recent years. In the period 2010-2014, an average of 2,000 homes were completed annually in Edinburgh.

3.8 Most need and demand in Edinburgh is for affordable housing. The target within Edinburgh is to provide 14,400 affordable homes in the period 2018-2030. This is approximately half of the total target, the remainder being for market housing. This target is ambitious but considered to be achievable. Market targets have been set which exceed the level of demand identified to help meet some of the shortfall in affordable housing need through more affordable models of market housing, help to buy schemes and new build private rented housing.

3.9 In line with Scottish Planning Policy, to provide a generous supply of land, the targets for the period 2018-2030 have been increased by 10% to give a land requirement. LDPs must ensure that there is a sufficient supply of housing land to meet this requirement. A requirement of almost 32,000 homes has been set for Edinburgh. It is the role of the LDP to ensure that there is a sufficient supply of housing land to meet this requirement. While it is estimated that there is sufficient supply in the other local authority areas, a shortfall is anticipated in Edinburgh. Based upon expected land supply, which takes account of effective land and allocations in the second proposed LDP, it is estimated that to meet the housing land requirement would mean land would need to be found in Edinburgh for an additional 8,000 new homes. However, there is scope to assume that there will be a contribution from windfall sites. Making such an assumption would

reduce the requirement for new land allocations, potentially to around 2,800. In anticipation of a shortfall, the Proposed Plan directs Edinburgh to identify additional housing land to meet the identified shortfall giving priority to brownfield sites before peripheral greenfield sites. Any assumptions about windfall and allocations of greenfield or brownfield sites would be made through the next LDP process.

- 3.10 The SDP is not required to set housing supply targets beyond year 12 of the plan period. Based upon the HNDA estimates, an indication of the scale of this growth is provided in the Proposed Plan. These figures do not take into account wider factors that may influence delivery. The figures provided are higher than the supply targets for the period 2018-2030, indicating a total of 43,832 homes in the whole SESplan area. A total of almost 20,000 homes is identified for Edinburgh. As much of the need is for affordable homes, to achieve these levels would require a step change in the rate of delivery of affordable homes if the full level of affordable need is to be met. The targets for this period will be set out in the next SDP.
- 3.11 Scottish Planning Policy requires that LDPs must maintain a five year supply of effective housing land at all times. That is land which is free, or expected to be free, of constraints in the period under consideration. Should a shortfall be identified the policies of the plan will be determined to be out of date and a presumption in favour of sustainable development will apply. To try to ensure that any proposals address the tenure within which a shortfall has arisen, the Proposed Plan requires that the proportion of affordable and market housing in the proposal should reflect the type and scale of the shortfall identified.

#### **Locations for investment**

- 3.12 The Proposed Plan identifies significant business clusters. Clusters contain groups of complementary business sectors or share a common geography. They have been identified for their contribution to the city region's economy and provide opportunities for continued growth and expansion. Edinburgh BioQuarter is identified as part of an innovation and science cluster. The city centre and Leith, and West Edinburgh are identified as business clusters. Investment should be promoted in these locations.

#### **Town Centres**

- 3.13 Edinburgh is identified as the regional core of South East Scotland. The city centre forms the top level of a hierarchy of centres which also identifies four strategic centres at Dunfermline, Kirkcaldy, Glenrothes and Livingston. Below this level, centres will be identified in LDPs. This is considered appropriate for a strategic plan. Alongside the hierarchy a sequential approach is set out which gives preference to town centres, including the city centre, for any uses generating significant footfall. This will help group commercial, retail and leisure facilities to achieve economies of scale and minimise the need to travel.

## **Strategic Connectivity**

- 3.14 The ability to deliver the infrastructure to enable development is crucial to the strategy for growth. The spatial strategy focuses growth in Edinburgh, along transport corridors and in locations where there are planned infrastructure projects to enable easy access to the public transport network.
- 3.15 The Proposed Plan and Action Programme reflect the revised City Deal's tram network ambition and specific proposals. The tram line extension to Newhaven is identified as a strategic project. The Edinburgh Tram extension to Granton, the BioQuarter and West Edinburgh Extension are identified as longer term projects.
- 3.16 Further strategic projects are identified to provide road and rail improvements. Some of these projects require further appraisal work before a commitment can be made to their delivery. Appraisal work on other potential cross-boundary projects is ongoing. This includes: A720 improvements, including Sheriffhall Junction improvements associated with trunk road approaches to Edinburgh, Edinburgh Orbital bus, Edinburgh Cross-rail and strategic walking and cycling routes.
- 3.17 The final report of a transport appraisal commissioned to inform the Proposed Plan is contained within the full SDP Manager's Report (see Background Reading below). The appraisal builds on the emerging work from the Cross Boundary Transport Project led by Transport Scotland and assesses the impacts of the additional development required to meet SDP2's Housing Supply Targets. The assessment highlights that there are further journey time and congestion impacts in West, Central and North Edinburgh as a result of the additional housing inputs but these are very minor, relative to the impacts of development already identified in existing plans. The assessment recommends outline interventions that could accommodate and mitigate these impacts.

## **Action Programme**

- 3.18 The SDP2 Action Programme (Appendix C) sets out the key strategic actions needed to deliver the vision of the Proposed Plan. As much of the need for strategic land is to be met by land already identified in existing LDPs, most of the actions needed to deliver the housing and infrastructure will be set out in the action programmes related to each of the LDPs in the city region.
- 3.19 The SDP2 Action Programme therefore focuses on actions to deliver cross boundary infrastructure, on areas where the input and coordination of more than one local planning authority is needed and actions to deliver cross-boundary infrastructure, with significant region-wide benefits and national developments.
- 3.20 The existing approved SESplan Action Programme (September 2015) was prepared in the context of SDP1 and the new Action Programme has been prepared to set out the actions specifically required for SDP2.

- 3.21 The Action Programme identifies lead partners for each action. The City of Edinburgh Council is identified as lead partner for the following actions for which it will be required to co-ordinate the planning, delivery and monitoring of the actions:
- 3.21.1 City Deal
  - 3.21.2 Edinburgh Tram
  - 3.21.3 Strategic Cycle Routes
  - 3.21.4 West Edinburgh infrastructure improvements (as part of the Edinburgh International Development Partnership)
  - 3.21.5 Supplementary Guidance for Cross-boundary Green Networks
- 3.22 The Action Programme will be published and submitted to Scottish Ministers alongside the Proposed Plan. The Action Programme is not subject to examination, but may be updated following the examination. The Action Programme will then be adopted and published within three months of the plan approval. Following its adoption, the Action Programme will be kept under review and updated and published at least every two years.

### **Funding delivery of SDP2**

- 3.23 Many of the funding requirements in the plan will depend on future Government spending reviews and public and private sector finance. City deal will also have a key role.
- 3.24 To help fund some of the transport improvements, a cross-boundary transport contributions framework will be prepared as Supplementary Guidance following approval of the plan. This will focus on mitigating the most significant cumulative and cross-boundary impacts as identified through transport appraisals. The Proposed Plan identifies a number of potential projects that may be beneficiaries of developer contributions. These are listed at 3.16.
- 3.25 The projects identified in the Proposed Plan will not mitigate all impacts on the strategic transport network. Local authorities will seek contributions towards the non-cross boundary transport infrastructure needed. Infrastructure requirements resulting from development will be set out in future LDP action programmes.

### **Next Steps**

- 3.26 The SDP Manager's report to the Joint Committee on the Proposed Plan and Action Programme is at Appendix A. It summarises the Proposed Plan's content, sets out proposals for consultation and engagement and explains the next steps.

- 3.27 As required by the SESplan Constitution, each member council has been invited to formally ratify the Proposed Plan and Action Programme and supporting documents for consultation. It is expected that this process will be completed in August 2016. It is expected that the Proposed Plan will be published around 13 September 2016, for a period of six weeks for representations to be made. Action will focus on raising awareness of the plan preparation process, explaining the content of the Proposed Plan and inviting formal comments. Information advising of the period for representations will be sent to the Key Agencies, adjoining planning authorities and SDPAs and Community Councils.
- 3.28 SESplan will be required to address all representations and decide if they warrant modifications to the proposed plan. If no modifications are proposed then all representations will be submitted to the Scottish Government for examination. The findings of examination are largely binding.

### **Timescales**

September/October 2016	Period for representations
Spring 2017	Submission of SDP2 and representations to Scottish Ministers
Summer 2017	Examination of SDP2
Summer 2018	Approval of SDP2

- 3.29 The plan is supported by a number of technical documents which were published alongside the Main Issues Report. These can be accessed using the link in the Background Reading section below and include an updated Housing Background Paper, an SDP2 Transport Appraisal and a table setting out the process for approval of supporting documents.

## **Measures of success**

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- 4.1 The growth of Edinburgh and South East Scotland is guided and shaped in a way which maintains and promotes the assets which drive Edinburgh's success and which delivers the Council's objectives.
- 4.2 Stakeholders are kept well informed of opportunities to be involved in the SDP process.

## **Financial impact**

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- 5.1 There are no direct financial impacts arising from this report.



## Risk, policy, compliance and governance impact

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- 6.1 Preparation of a SDP is a statutory process. Failure to ratify the decision of the SESplan Joint Committee could result in failure to meet the statutory requirement to prepare and review SDPs and submit to Ministers within four years of approval of the existing plan.
- 6.2 Strategic Environmental Assessment legislation requires that a SDP be accompanied by an Environmental Report identifying the likely significant environmental effects of the plan. An Interim Environmental Report was prepared at the Main Issues Report Stage and has been updated. It will be published alongside the Proposed Plan.

## Equalities impact

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- 7.1 An equalities and human rights impact assessment has been carried out for the SDP2. A report was prepared at Main Issues Report Stage and has been updated. It will be published alongside the Proposed Plan. In terms of equalities the Proposed SDP2 is likely to have a positive impact on all residents and visitors to Edinburgh. The policies should have a particularly positive impact on older people, younger people and those with a physical disability. It has the potential to impact positively to reduce socio-economic disadvantage by promoting accessibility, growth of the economy, provision of green space, affordable housing and reducing demand for energy from new developments.
- 7.2 The process of plan preparation enhances the rights to participation, influence and voice by allowing people to participate in the formulation of policy. SDP2 policies promote accessibility, green network, protection of the environment and growth of the economy which have the potential to enhance the rights to health, and standard of living.
- 7.3 The right to the peaceful enjoyment of your property could be influenced through planning policies and proposals. There are no proposals arising from the Proposed Plan that are known to require compulsory purchase of property.

## Sustainability impact

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- 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. Relevant Council sustainable development policies have been taken into account.
- 8.2 The proposals in this report will reduce carbon emissions as the strategy seeks to minimise emissions from current forms of development and additional population whilst still reducing overall level of emissions to support climate change targets.

- 8.3 The proposals in this report will increase the city's resilience to climate change impacts as development will be required to avoid land at risk of flooding and retain natural flood defences.
- 8.4 The proposals in this report will help achieve a sustainable Edinburgh because new development will be located in sustainable locations and better integrated with existing communities. Increased energy efficiency in new developments will reduce living costs and fuel poverty. Economic growth will increase employment opportunities and provide an increased supply and broader range of house types, sizes and costs. There will be some loss of prime quality agriculture land around Edinburgh. However, this had been minimised by requiring LDPs to identify brownfield sites first. Policy promotes the increased recycling of waste, its use as an energy resource and the sustainable use of minerals.

## Consultation and engagement

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- 9.1 The main SDP engagement was carried out in summer 2015 at the Main Issues Report stage. The findings informed the Proposed Plan.
- 9.2 Consultation has taken place with other Council services during the development of the Proposed Plan and Action Programme. The public and other stakeholders will have an opportunity to make representations on the Proposed Plan and Action Programme during the public consultation period, as described in the appended report.

## Background reading/external references

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[Strategic Development Plan Main Issues Report 2, report to Planning Committee \(15 June 2015\)](#)

[SDP Manager's Report, including Proposed Plan, Action Programme and supporting documents](#)



### **Paul Lawrence**

Executive Director of Place

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## Links

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<b>Coalition pledges</b>	<p>P8 Make sure the city's people are well-housed, including encouraging developers to built residential communities, starting with brownfield sites</p> <p>P17 Continue efforts to develop the city's gap sites and encourage regeneration</p> <p>P50 Meet greenhouse gas targets, including the national target of 42% by 2020.</p>
<b>Council Priorities</b>	<p>CP2 Improved health and well being: reduced inequalities</p> <p>CP9 An Attractive city</p> <p>CP10 A range of quality housing options</p> <p>CP11 An accessible connected city</p> <p>CP12 A built environment to match our ambition</p>
<b>Single Outcome Agreement</b>	<p>SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all</p> <p>SO2 Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health</p> <p>SO4 Edinburgh's communities are safer and have improved physical and social fabric</p>
<b>Appendices</b>	<p>Appendix A : SDP Manager's report to 20 June 2016 SESplan Joint Committee –Proposed Plan and Proposed Action Programme</p> <p>Appendix B : Proposed Strategic Development Plan</p> <p>Appendix C : Proposed Strategic Development Plan Action Programme</p>

<b>For Decision</b>	✓
<b>For Information</b>	

## **ITEM 8 – PROPOSED PLAN AND PROPOSED ACTION PROGRAMME**

Report by: Ian Angus, SDP Manager

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### **Purpose**

This report presents the Proposed Plan and Proposed Action Programme to the SESplan Joint Committee for consideration and approval. The Proposed Plan and Action Programme attached as Appendices 1 and 2 to this report include amendments which seek to address the concerns noted by the Joint Committee at its meeting on 30 May 2016.

### **Recommendations**

It is recommended that the Joint Committee:

- a) Approves the Proposed Plan and Proposed Action Programme, attached as Appendices 1 and 2 to this report, for publication, subject to ratification of this decision by the member authorities;
- b) Notes the Housing Background Paper and SDP2 Transport Appraisal, attached as Appendices 3 and 4;
- c) Notes the process for the approval of supporting documents to the Proposed Plan, including technical notes, for publication set out in Appendix 5;
- c) Agrees that editorial changes of a non-policy nature to Appendices 1 and 2 are delegated to the Strategic Development Plan Manager in consultation with the SESplan Joint Committee and SESplan Project Board Chairs; and
- d) Agrees the publication proposals set out in paragraphs 4.1-4.4 of this report.

### **Resource Implications**

As set out below.

### **Legal and Risk Implications**

All risks are detailed in the SESplan Risk Register and reported to Joint Committee on an annual basis.

### **Policy and Impact Assessment**

No separate impact assessment is required.

## 1. Background

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- 1.1 Under the terms of the Planning etc. (Scotland) Act 2006, the six member authorities that make up the SESplan Strategic Development Plan Authority (SDPA) are to prepare a Strategic Development Plan (SDP) for South East Scotland. The SDP is to set out a vision statement as the SDPA's broad view on the future development of the SESplan area, along with a spatial strategy for future development and land use within the area, taking into account cross border relationships.
- 1.2 Scottish Ministers expect SDPs to be concise, visionary documents that set clear parameters for subsequent Local Development Plans (LDPs) and inform decisions about strategic infrastructure investment. Vision statements within the SDP are to set out a view on 20 years hence and a context for the spatial strategy of the plan. The spatial strategy should provide clear direction and provide a strategy for new development up to Year 12 from plan approval, with a broad indication of the scale and direction of growth up to Year 20. The principal topics for SDPs are expected to be land for housing, business, shopping, waste management development, strategic infrastructure (including transport, water supply and waste water), strategic greenspace networks and green belts.
- 1.3 To facilitate and inform the development of the second SDP, the SDPA prepared a Main Issues Report (MIR2). The issues and options set out in MIR2 were informed by discussions at the Joint Committee and workshops involving Joint Committee members and other key stakeholders. At its meeting on the 29 May 2015, the SESplan Joint Committee approved MIR2 for publication for consultation. This decision was ratified by all six member authorities and MIR2 together with a series of supporting documents was published for a 10 week consultation on the 21 July 2015 on the [SESplan Consultation Portal](#).
- 1.4 A report on the consultation activities which took place over the consultation period was presented to the Joint Committee at its meeting on the [28 September 2015](#). It was notable that the MIR2 consultation attracted responses from a more representative mix of stakeholders than previous SESplan consultations and the number of responses received was significantly greater than in the majority of previous SESplan consultations. The Easy Read Guide to the MIR, which was an innovative and engaging, graphic led approach to the presentation of issues and options, was well received by consultees in all stakeholder groups. A report setting out the responses to the consultation together with detailed summaries of all individual responses was presented to the Joint Committee on [14 December 2015](#). All of the responses and supporting documents are available on the [SESplan Consultation Portal](#) or website.
- 1.5 The Draft Proposed Plan Joint Committee Version 1.0 and supporting documents were considered by the Joint Committee on 30 May 2016. At that meeting, the Joint Committee noted members' concerns regarding aspects the Draft Proposed Plan and Action Programme. In this context, the Joint Committee agreed to defer decision on the draft plan and supporting documents to allow officers of the Core Team and

member authorities to consider and address the concerns which had been raised. The Draft Proposed Plan Joint Committee Version 2.10 and the Draft Action Programme Joint Committee Version 2.10, attached as Appendices 1 and 2 to this report, incorporate amendments which address the concerns which were raised by members. Appendix 6 to this report sets out all of the changes made to the Proposed Plan Joint Committee Version 1 and Action Programme Joint Committee Version 1, incorporated in Appendices 1 and 2.

- 1.6 The changes made to the Proposed Plan Joint Committee Version 1 and Action Programme Joint Committee Version 1, incorporated in Appendices 1 and 2, do not necessitate any amendment to the Environmental Report, Habitats Regulations Appraisal, Strategic Flood Risk Assessment and Equalities and Human Rights Impact Assessments associated with the Proposed Plan.

## **2. The Proposed Plan**

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- 2.1 The Draft Proposed Plan and Proposed Action Programme are attached as Appendices 1 and 2. MIR2 and the Proposed Plan have been informed by a number of technical assessments. The Housing Background Paper and the Transport Appraisal for SDP2 which inform the Proposed Plan are attached as Appendices 3 and 4. Appendix 5 summarises the proposed approach to the approval of the Proposed Plan and all supporting documents for publication.
- 2.2 The Proposed Plan has been shaped by discussions at the SESplan Joint Committee and workshops with Joint Committee members, Key Agencies and others. The Proposed Plan has been developed under the direction of the SESplan Project Board and in consultation with member authorities and the Key Agencies. The City Region Deal team have also been consulted in the preparation of the plan. All of the submissions received through the MIR2 consultation have been considered in the preparation of the plan.
- 2.3 The Proposed Plan has been prepared within the context of the first Strategic Development Plan for the area, approved by Scottish Ministers in June 2013, and the Supplementary Guidance on Housing Land adopted by the member authorities in October 2014. A key requirement for the Proposed Plan is to provide continuity to ensure that the proposals already identified through the approved Strategic Development Plan and Local Development Plans prepared to accord with that are taken forward to delivery.
- 2.4 The Proposed Plan sets out an ambitious vision to guide the growth of the city region over the next 20 years. It provides a strategic basis for Local Development Plans to set out more detailed proposals for where development should and should not happen and a context for development management. The plan will also help to achieve the vision by influencing and supporting investment plans and other strategies affecting the region.

- 2.5 The Proposed Plan is intended to be accessible to all people with an interest in the plan. To help achieve that, the style of the plan is based on that of the Easy Read Guide to MIR2. The plan makes extensive use of graphics and is written in a straightforward style as far as is practical while ensuring that the plan continues to fulfil its role in directing Local Development Plans and in development management.
- 2.6 The Proposed Plan addresses all of the issues identified in MIR2. The key elements of the plan are:
- A Growth Strategy where **most growth over the next twenty years is focussed in and close to Edinburgh** and along growth corridors with good public transport;
  - A set of **Placemaking Principles** to guide Local Development Plans and decisions on new development proposals;
  - A set of **ambitious but realistic Housing Supply Targets and a generous supply of housing land**;
  - **A plan-led and prioritised approach to enhancing green networks** including the commitment to prepare Cross Boundary Green Network Frameworks as Supplementary Guidance to the plan;
  - **A Strategic Regional Walking and Cycling Network** and priorities for new or upgraded routes; and
  - A commitment to preparing **Supplementary Guidance on a Cross Boundary Transport Contributions Framework** to assist in the delivery of some of the transport inventions needed to deliver the vision.
- 2.7 The Housing Supply Targets have been developed in line with a methodology agreed between the SESplan member authorities. The methodology, set out in detail in the Housing Background Paper, Appendix 3, is based on a 2015 Housing Need and Demand Assessment (HNDA) certified as robust and credible by the Scottish Government Centre for Housing Market Analysis (CHMA). The approach is compatible with Scottish Planning Policy, the HNDA Managers Guide and Local Housing Strategy Guidance.
- 2.8 All of the technical work completed to inform MIR2 and the technical notes on Spatial Strategy, Housing Land, Economy, Minerals and Waste have been reviewed in the context of the Proposed Plan. The Housing Land Technical Note will be superseded by the Housing Background Paper. All of the other notes remain relevant to the Proposed Plan and do not require updating with the exception of the Green Network Technical Note. This note will be amended to reflect minor changes to the green network priority areas and the strategic, regional walking and cycling network, agreed with key partners, following the consultation on the MIR. Appendix 5 sets out the proposed approach to the approval of Proposed Plan and supporting documents including technical notes for publication.
- 2.9 The Final Report of a transport appraisal commissioned to inform the Proposed Plan is attached as Appendix 4. This appraisal builds on the emerging work from the Cross Boundary Transport Project led by Transport Scotland and assesses the impacts of the additional development required to meet SDP2's Housing Supply Targets. The assessment highlights that there are further journey time and congestion impacts in West,

Central and North Edinburgh as a result of the additional housing inputs but these are very minor relative to the impacts of development already identified in existing plans. The assessment recommends outline interventions that could accommodate and mitigate these impacts.

### **3. The Action Programme**

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3.1 The purpose of the Action Programme is to set out how the SDP will be implemented, relating actions to specific SDP policies. The Action Programme addresses the 'how', the 'when' and 'by who', not simply focusing on proposals for land releases or redevelopment but setting out all proposed actions required in order to effectively deliver the policy objectives of the plan. The Action Programme must contain the following;

- A list of actions required to deliver each of the Plan's policies and proposals;
- The name of the person who is to carry out the action; and
- The timescale for carrying out the action.

3.2 The Action Programme will focus on:

- a. actions to deliver cross-boundary infrastructure and infrastructure of regional importance
- b. actions to deliver national developments; and
- c. actions that require the input and coordination of more than one local planning authority to deliver.

3.3 This Action Programme has been developed in consultation with the member authorities, the Scottish Government, Key Agencies and officers working on the City Region Deal. Other stakeholders identified in the Action Programme are being consulted on the relevant actions and roles. Many of the funding commitments in the plan will be dependent on future Government spending reviews and public and private sector finance. The City Region Deal proposal, currently the subject of negotiation with Scottish and UK Government, is also likely to have a key role to play in delivering SESplan's vision.

3.4 The Action Programme will be published and submitted to Scottish Ministers alongside the SDP. The Action Programme is not subject to examination alongside the Proposed Plan but may be updated following the examination. The Action Programme will then be adopted and published within three months of the plan approval. Following its adoption, the Action Programme will be kept under review and updated and published at least every two years. Appendix 2 includes further details on the Action Programme.

### **4. Next Steps**

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4.1 A decision by the SESplan Joint Committee to publish the Proposed Plan and accompanying documents must be ratified by each of the member authorities. It is expected that this process will be completed in August



2016. Allowing time for the printing and distribution of the documents, it is expected that the Proposed Plan will be published around 13 September 2016 for a period of six weeks for representations to be made.

4.2 In accordance with Regulation 5 of the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the documents will be published and distributed as follows.

- A notice will be published in a local newspaper covering the region and on the internet setting out:
  - o That the document has been prepared, and where and when it may be viewed;
  - o A brief description of the content and purpose of the document;
  - o Details of how further information may be obtained; and
  - o A statement that representations may be made, and how, to whom and by when they should be made.
- Information advising of the Period for Representations will be sent to:
  - o The Key Agencies (13 in total);
  - o Adjoining planning authorities and SDPAs (11 in total); and
  - o Community Councils within the SDP area (232 in total).
- A copy of the document will be made available to inspect at an office of each of the constituent planning authorities (6 per member authority, 36 in total) and in all public libraries in the plan area (132 in total).
- The document and supporting information will be published on the internet.

4.3 To meet the above requirements, 700 copies of the Proposed Plan, Action Programme and updated Environmental Report and Addendum will be printed in hard copy. When publishing MIR2, hard copies were requested by and distributed to other organisations including housing associations, MPs and MSPs, developers, community councils and individuals. It is expected that demand for copies of the Proposed Plan will be higher and so an allowance for additional prints has been included within the above total.

4.4 In accord with the [SESplan Stakeholder Strategy](#) presented to the Joint Committee on 21 March 2016, an Engagement Action Plan for the Proposed Plan will be prepared in consultation with member authorities. The Engagement Action Plan will set out our approach to engaging the key groups identified in the Strategy. At the stage in the programme for SDP2, action will focus on raising awareness of the plan preparation process, explaining the content of the Proposed Plan and inviting formal comments on plan during the period for representations. The Engagement Action Plan will be presented to the Project Board on 26 August 2016.

## Appendices

Appendix 2	Proposed Action Programme
Appendix 3	Housing Background Paper
Appendix 4	SDP2 Transport Appraisal
Appendix 5	Approval of Proposed Plan and Supporting documents for publication
Appendix 6	Schedule of changes to Draft Proposed Plan Joint Committee Version 1 and Draft Action programme Joint Committee Version 1

**Report Contact:** 01506 282879

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**Report Agreed By:** Ian Angus, SDP Manager

**Author Name:** Ian Angus, SDP Manager

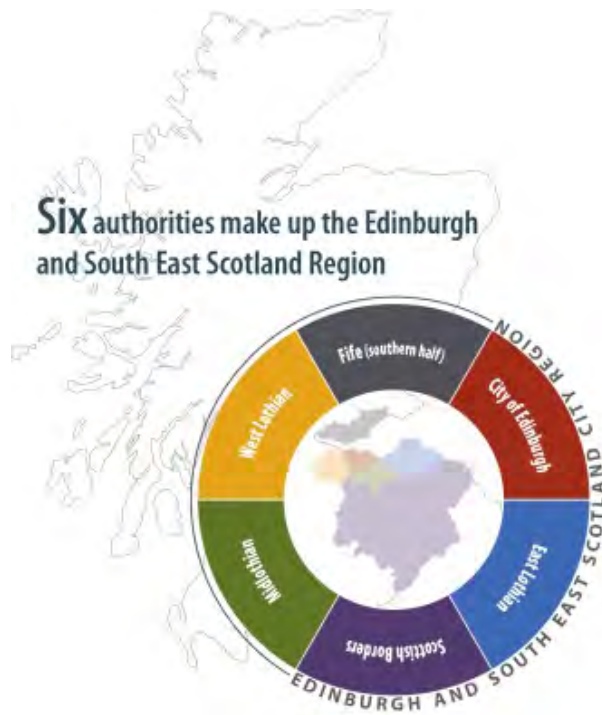
# SEsplan

The Strategic Development Planning Authority  
for Edinburgh and South East Scotland

*Thriving, Successful, Sustainable*  
**Proposed Strategic Development Plan**

September 2016





## SESplan and the Strategic Development Plan

SESplan is the Strategic Development Planning Authority for the Edinburgh and South East Scotland region. The region covers six council areas including City of Edinburgh, East Lothian, Midlothian, West Lothian, the Scottish Borders and the southern half of Fife. SESplan works in partnership with these six councils to prepare a Strategic Development Plan for the area.

A Strategic Development Plan is a statutory planning document which is prepared or updated every five years and covers a twenty year time period. It communicates strategic level and cross-boundary planning policy and applies national policy and guidance from the Scottish Government. It is used to inform the Local Development Plans prepared by each of the Local Authorities in the region.

## SESplan

### Have Your Say

SESplan is currently at a key stage in the preparation of the replacement Strategic Development Plan where we publish the Proposed Strategic Development Plan. The Proposed Strategic Development Plan is effectively a draft plan which represents our settled view on the final content of the replacement Plan. It has been informed by the responses received during the [Main Issues Report](#) consultation which took place between 21 July and 30 September 2015.

We are now inviting formal comments to be made on the Proposed Strategic Development Plan. At this stage representations should be limited to explaining what changes you consider should be made to the plan along with justification for the proposed changes.

The Proposed Strategic Development Plan publication period runs from XX September to XX October 2016. If you wish to submit a representation you should do so through the SESplan consultation Portal: [sesplan.objective.co.uk/portal](http://sesplan.objective.co.uk/portal).

In line with Scottish Government advice, the detail of each representation should be expressed in a concise way (no more than 2,000 words). A concise summary is also required (up to a maximum of 400 words), together with the change that is sought to the Proposed Plan.

Following completion of the publication period, SESplan is required to address all the representations and decide if any of them warrant modification to the Proposed Plan. If no modifications are considered appropriate then all of the representations and SESplan's response to them will be submitted to the Scottish Government alongside the Proposed Plan for examination.

The Proposed Strategic Development Plan and supporting documents can be viewed on the website [www.sesplan.gov.uk](http://www.sesplan.gov.uk), in public libraries, local planning authority offices and at the SESplan office at:

SESplan, Civic Centre, Howden South Road, Livingston, West Lothian, EH54 6FF

For more information, or if you are unable to submit a representation through the Consultation Portal, please contact us on 01506 282883 or [contactus@sesplan.gov.uk](mailto:contactus@sesplan.gov.uk)

To keep up-to-date you can sign up to our mailing list, follow us on Twitter @SESplan or like us on Facebook.

## Foreword and Introduction

This plan sets out an ambitious vision to guide the growth of the South East Scotland region over the next 20 years. Our vision is for a city region that is easier to move around and where there are better public transport options. The success of Edinburgh's Trams and the Borders Railway has demonstrated that people will choose non-car options where a good service is available, with consequent benefits to our environment, health and economy. However, if we're to deliver a better transport system for everyone, we need to step up the pace of the delivery of transport infrastructure, particularly for public transport, walking and cycling and find new ways to pay for it. This plan sets out a number of proposals to help us do that.

Recognising the challenge of meeting people's needs for a home, member authorities have worked together to ensure that the targets for housing delivery are ambitious, but achievable. A spatial strategy focused on growth corridors with good public transport will ensure that this housing will be directed to the right places. A series of placemaking principles and a plan-led approach to green networks means that this growth can be delivered without damaging the natural assets that make the region a great place to live, work and visit.

The announcement that a City Region Deal for our region will be developed, in partnership with the UK and Scottish Governments, means that there will be opportunities to fund and deliver infrastructure in more innovative ways in the years ahead. The partner authorities are committed to an ambitious proposal to deliver a step change in the region's economic performance. We will play our full part in that process and make use of the fiscal powers to ensure that this region continues to be the best place to live in Scotland.

Councillor Stuart Bell

Convenor SESplan



## Distinctive Heritage and Culture

Home to over half of the top **20** most visited attractions in Scotland and 1 in the UK top **10**



Festival City – Edinburgh hosts the largest annual cultural festival in the world. Generating over **£260** million in the Scottish economy

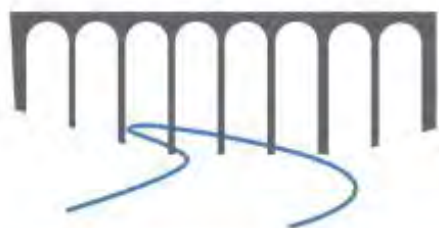
**Two UNESCO World Heritage Sites - Old and New Towns of Edinburgh and the Forth Bridge**



Scotland's Golf Coast  
Musselburgh to Dunbar

## A World Class Environment

**Two** National Scenic Areas - Eildon & Leaderfoot and Upper Tweedale



Tweed Valley Forrest Park - including Glentress Mountain Biking Centre

Pentland Hills Regional Park - Edinburgh's Playground & Lomond Hills Regional Park - Fife's playground!



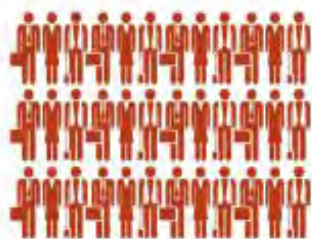
**3** National Nature Reserves - Blawhorn Moss, Whitlaw Mosses & St Abb's Head



Over **20** Natura Sites - Protected Areas of European Importance including most of the Firth of Forth Coast and Islands

## A Smart Economy

City Region contributes over **£33** billion of Gross Added Value to Scotland's economy. **26%** of the country's output



Edinburgh is the second most prosperous city in the UK (2013)



There is a skilled workforce **31.7%** working age population educated to degree or equivalent level (Scotland 26.4%) and we are home to **4** major universities

The city is a centre for excellence for financial services and the region is one of the UK's leading technology hubs





## Advanced Engineering and Infrastructure



The Queensferry Crossing is the longest three-tower, cable-stayed bridge in the world and the **tallest bridge in UK.**



Borders Railway - longest domestic railway constructed in Britain for over **100** years.



Edinburgh Airport  
Scotland's Busiest Airport  
with over **11** million  
passengers

## A Region of Opportunities



## SESplan Assets



# City Region Vision for 2038

*Thriving, Successful, Sustainable*

Sustainable growth has been achieved by carefully managing those assets that provide the most benefits and by making well designed, successful places where people can thrive. More people are able to afford a home in a place near where they work. A series of cross-boundary transport projects has made travel by public transport easier and more people are cycling and walking to work. The economy continues to grow and the region remains an outstanding place to live, work and visit. Communities in the region are healthier and there is less inequality and deprivation.

## What Change?

### Spatial Strategy

Most growth in and around Edinburgh and in Long Term Growth Corridors

Placemaking in the city region

Rural Growth Areas

Green Belts

Cross-Boundary Green Networks

Strategic Cross-Boundary Transport Improvements

Key Diagram, page 11. Placemaking Principles, page 13.

## Where?

### Key Areas of Change



## How?

### Delivery Themes

### Strategic Opportunities

### Outcomes

A Place to do Business

Locations for Investment

page 23

Improved employment opportunities and a more productive workforce

A Low Carbon Economy

page 30

Impacts from climate change minimised and carbon reduction targets met

Increasing Housing Delivery

page 34

Well-designed homes that meet more of the need for affordable housing

A Place for Communities

Thriving Town Centres

page 41

Vibrant town centres

Enhanced Green Networks

page 42

Reduced health and education inequalities

A Better Connected Place

Supporting Non-Car Travel

page 45

More people use public transport and journey times are quicker

Regional Walking and Cycling

page 46

Strategic Transport Improvements

page 48

Walking and cycling account for a bigger proportion of journeys

## 2 The Vision

### Delivering the Vision

**2.1** The Strategic Development Plan will help achieve the SESplan vision by:

- Providing direction to Local Development Plans in the city region. Specific directions to Local Development Plans are emboldened and begin "**Local Development Plans will...**"
- Providing a context for development management – all planning applications have to be determined in accordance with the Development Plan<sup>(1)</sup> unless material considerations indicate otherwise. Specific statements relevant to development management are emboldened and begin "**Development should...**" or "**Development must...**"
- Influencing and supporting investment plans, strategic plans and other strategies affecting the region
- Identifying key strategic actions in the plan and in the SESplan Action Programme. Specific statements committing individual SESplan member authorities to take action begin "**SESplan member authorities will...**". Statements committing SESplan to take action begin "**SESplan will...**"

### SESplan Action Programme

**2.2** Many of the actions needed to deliver this plan are already set out in the action programmes related to each of the Local Development Plans in the city region. The SESplan Action Programme published alongside this plan will therefore focus on actions:

- to deliver cross-boundary infrastructure and infrastructure of regional importance
- to help deliver national developments
- that require the input and coordination of more than one local planning authority to deliver

<sup>1</sup> The Development Plan for each of the local authority areas within this city region comprises the relevant Local Development Plan and the Strategic Development Plan (supported by relevant supplementary guidance)

## City Region Deal

**2.3** The member authorities are currently engaged in negotiations to conclude a 'City Region Deal' for the city region. This is a deal between the Scottish Government, UK Government and SESplan member authorities that allows greater fiscal autonomy on the basis of an investment programme that demonstrates additional economic growth. It is likely that this investment will help deliver some of the infrastructure needed in areas already allocated for development.

**2.4** It is too early to predict the impact of this potential new investment on the economy of the region or the extent to which economic growth may affect housing demand. However, taking into account the potential opportunities, this plan includes ambitious housing targets and a generous housing land requirement. These reflect estimates of housing demand based on an economic future where the public and private sector provide the kind of strong leadership that is a key feature of City Region Deal. The impact of any City Region Deal on the pace of economic growth and any consequent impacts on the amount of development land required will be considered in relation to subsequent plans and strategies related to infrastructure delivery.



# Spatial Strategy

## The Spatial Strategy

### Most growth in and around Edinburgh and in Long Term Growth Corridors

**3.1** Over the next 20 years, most growth will be focused in and around Edinburgh and in indicative Long Term Growth Corridors (See Figure 3.1). The City of Edinburgh will meet a larger proportion of the region's housing need than in previous plans. This will help minimise commuting by car and reduce transport related carbon emissions, as well as making best use of existing infrastructure. 'A Place for Communities' (page 33) sets out the housing land requirement for each local authority area in the period 2018-2030 and provides an indication of the scale of housing land required beyond 2030.

### Strategic Growth 2018-2030

**3.2** For the next 12 years, the need for strategic growth will be largely met by land already identified in existing and proposed Local Development Plans. The key diagram identifies the broad location of this as 'Strategic Growth 2018-2030'. Most of this will occur in and around Edinburgh and along transport corridors.

### Growth Beyond 2030

**3.3** Beyond 2030, growth will be directed to locations in and around Edinburgh, locations along Long Term Growth Corridors and settlements within Rural Growth Areas. The purpose of the Long Term Growth Corridors is to direct growth to those transport corridors of primary importance for long term strategic growth. Rural Growth Areas identify those rural settlements in the Scottish Borders with potential for long term growth. The Placemaking Principles set out in Table 3.1 will be relevant over the long term and subsequent Strategic Development Plans will also include Placemaking Principles that guide the location and scale of development.

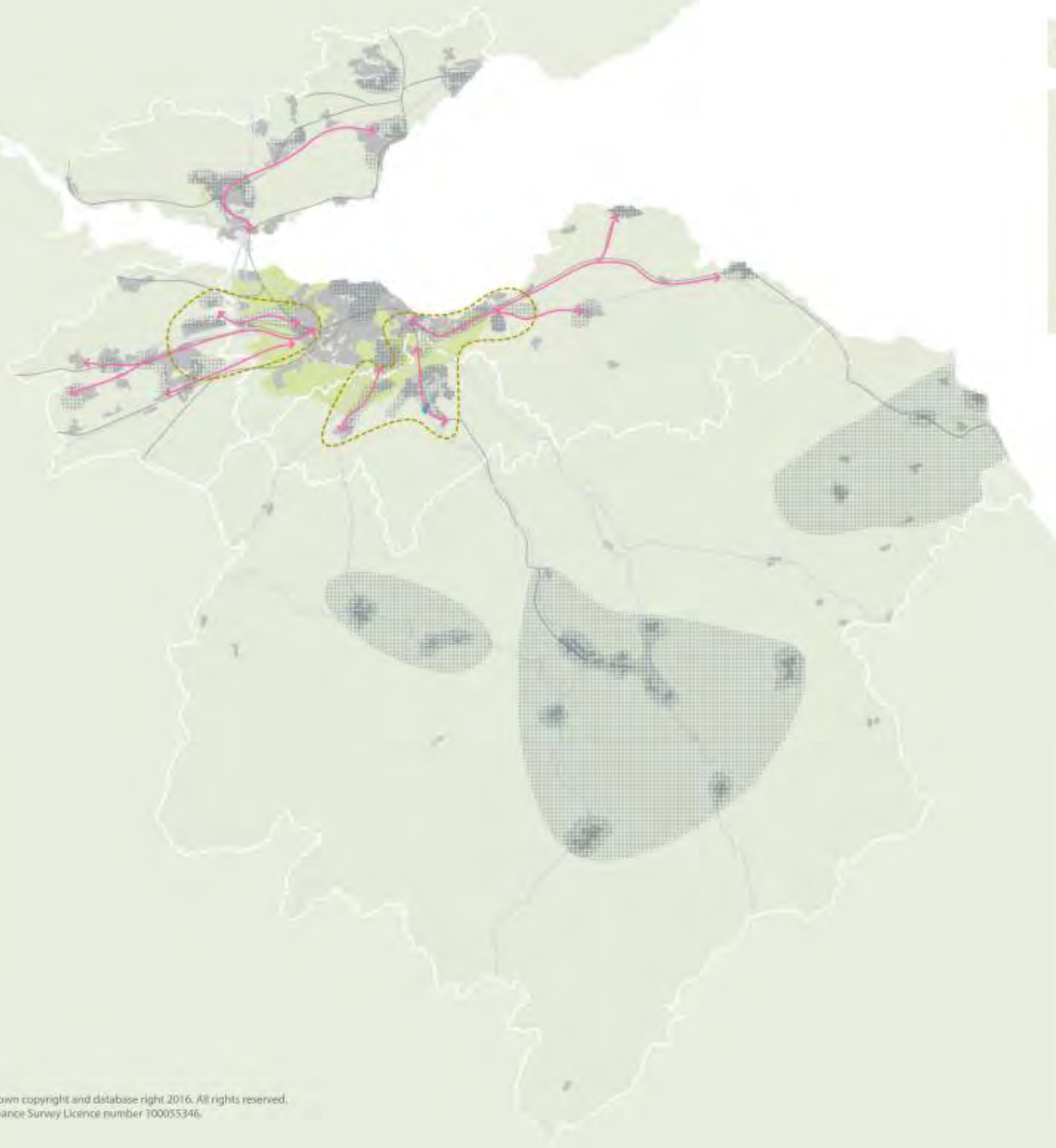
**3.4** If required to do so on the basis of future assessments, subsequent Strategic Development Plans will identify more specific locations suitable for further strategic growth in line with this long term growth strategy and the Placemaking Principles. In doing so they may direct subsequent Local Development Plans to release land, including land from the green belt, at locations along the Long Term Growth Corridors. These Local Development Plans may give more explicit policy protection to green networks in the remaining 'green wedges', in a way that recognises the full range of benefits and services that green networks provide (para. 5.20).

### Placemaking in the City Region

**3.5** Placemaking is a collaborative process that includes design, development and renewal of our urban and rural built environments. Good places play a fundamental role in attracting investment and supporting economic growth, promoting healthy lifestyles and providing a sense of identity and community. **SESplan member authorities will ensure that communities are involved in the design and shaping of development at an early stage, using tools such as the Place Standard to engage local people in conversations about what places should be like.**

**3.6** **Development should take account of the Placemaking Principles set out in Table 3.1. Local Development Plans will include development frameworks, masterplans and design briefs that are aligned with relevant community plans and have been developed jointly with local people. Local Development Plans will be guided by the Placemaking Principles detailed in Table 3.1. and ensure that all international, national and locally designated areas are afforded the appropriate level of protection.** The City Region Assets on page 4 illustrate many of the key natural and historic assets of international, national and regional importance.

Figure 3.1 Key Diagram



- Strategic Growth 2018-2030
- Long Term Growth Corridor 2030+
- Rural Growth Areas
- Cross-boundary Green Network Priority Areas
- Green Belt



### Strategic Cross-Boundary Transport Improvements

**3.7** Increasing traffic congestion has a major impact on movement into Edinburgh but also on movement to and between the western and south eastern fringes of the city. While the majority of these congested areas lie within the City of Edinburgh boundary, many of the journeys that contribute to that congestion are generated in the other SESplan member authority areas. This plan sets out some of the key strategic transport improvements that are likely to be needed to address these cumulative and cross-boundary impacts. It also sets out the principles underpinning a Cross-Boundary Transport Contributions Framework, to be established through Supplementary Guidance, and the matters that the guidance will address.

### Green Belts and Related Countryside Designations

**3.8** Figure 3.1 Identifies the broad location of the existing green belts around Edinburgh and to the west of Dunfermline. **Local Development Plans will identify and maintain green belts and other countryside designations fulfilling a similar function where they are needed:**

- **To maintain the identity, character and landscape setting of settlements and prevent coalescence**
- **To protect and provide access to open space**
- **To direct development to the most appropriate location and support regeneration**

**In doing so, Local Development Plans will take into account any relevant guidance on green networks.**

### Cross-Boundary Green Networks

**3.9** Two Cross-Boundary Green Network Priority Areas have been identified to focus action on places where a coordinated, cross-boundary approach is needed to maximise the benefits of green infrastructure. **SESplan will prepare Strategic Frameworks for two cross-boundary Green Network Priority Areas (Edinburgh and West, Edinburgh and East) and adopt the frameworks as Supplementary Guidance to the plan. These frameworks will:**

- **Identify and safeguard those elements of the green network that provide, or have the potential to provide, the greatest benefits for people and nature**
- **Identify strategic enhancements to green networks that will add value to existing settlements, developments for which land has already been allocated and any new allocations in subsequent Local Development Plans**
- **Provide an additional context for planning decisions**

### 3 The Spatial Strategy

**Table 3.1 Placemaking Principles**

<b>Distinctive</b>	Areas important for maintaining the character, landscape setting and distinctive identity of existing and proposed settlements should be protected and enhanced, particularly where they are needed to avoid the coalescence of settlements. The contribution of the natural and historic environment to making distinctive places should be maximised. Key views of the surrounding landscape should be integrated into developments to provide a sense of place and identity. Views of the Southern Uplands, the Lammermuir Hills, the Firth of Forth, the Pentland Hills, the Lomond Hills, the Bathgate Hills and key the landmarks of Edinburgh are particularly important in supporting a sense of place and making settlements distinctive.
<b>Safe and Pleasant</b>	Public spaces should be free from excessive traffic noise and air pollution and the needs of people should be considered before the movement of motor vehicles. Public spaces should be overlooked by housing, so that the people who use them feel safe and the people who live nearby feel a sense of ownership. It should be easy for people to access green/open space, including places where they can enjoy nature. Developments should be located within a network of green and blue infrastructure that provides a pleasant outlook for the people living and working there.
<b>Welcoming</b>	Gateways into settlements and extensions to existing settlements should be interesting, memorable and contribute to local distinctiveness. A wide range of public spaces of different types and character, accessible to all, should be provided that appeal to people of different ages and with different interests. Neighbourhood centres should include attractive and safe indoor and outdoor spaces where people can interact.
<b>Adaptable</b>	Development should be located where a wide range of densities, tenures and uses can be supported to meet the changing needs of the community into the future. Green networks should be multi-functional. They should comprise infrastructure that provides a range of benefits and can be adapted and enhanced depending on the local need for growing spaces, play spaces, natural spaces, public parks, sustainable urban drainage and the need to adapt to climate change.
<b>Resource Efficient</b>	New development should be located near existing public transport hubs, or in locations where there are planned infrastructure projects to enable easy access to the public transport network. The re-use or re-development of brownfield land should be considered before new development takes place on greenfield land, including Prime Agricultural Land and other land important for food production. Development should be located and orientated to maximise passive solar heating and opportunities for solar power generation. Heat mapping and other approaches should be used to identify opportunities to co-locate sources of high heat demand (e.g. housing) with sustainable sources of heat supply (e.g. biomass power plants). Development should be located away from functional flood plains and areas of medium to high flood risk. Areas important for flood storage and conveying capacity should be safeguarded for a range of compatible uses such as recreation, water quality management, flood attenuation and habitat creation. Development should be designed to minimise the area of impermeable surface and incorporate Sustainable Drainage Systems (SuDS) as appropriate.
<b>Easy to Move Around</b>	There should be good walking and cycling networks close to where people live, providing safe and convenient access to local facilities and to public transport stops. There should be a range of public transport options that provide easy access into Edinburgh, strategic centres, town centres, local centres and centres of employment. Developments should integrate with, and contribute to, the enhancement of walking and cycling networks.

## The Spatial Strategy 3

## Key Areas of Change South East

**3.10** Edinburgh city and the Long Term Growth Corridors radiating east and south east encompass a range of strategic development opportunities over the next 20 years. The challenge in this area is to ensure that infrastructure is delivered that enables existing allocated sites to fulfil their potential.

**3.11** Edinburgh Waterfront remains a high priority for growth. The tram extension to Leith and Granton and the establishment of an attractive cycleway and footpath is fundamental to achieving a thriving low carbon waterfront community connected to the city.

**3.12** Blindwells could benefit from interventions to accelerate its development. If Blindwells is capable of expansion beyond the current allocation, it could become one of the largest investment opportunities in south east Scotland, potentially delivering over 6,000 homes, employment opportunities and a strategic town centre serving the wider area. Realising these opportunities will require further planning studies and close cooperation between landowners and the public sector. In particular, more effective partnership working is needed to deliver the education and transport infrastructure required to unlock its full

economic potential and enable it to contribute to the regeneration of neighbouring communities in the west of East Lothian.

**3.13** Sites around existing East Lothian settlements will provide a significant amount of land to meet the requirements of the emerging East Lothian Local Development Plan. Once the development anticipated around Musselburgh is delivered, environmental and infrastructure constraints are expected to limit further significant expansion of settlements in the Musselburgh area. Any further development requirements for East Lothian will be dispersed to locations further east along the Long Term Growth Corridors. Subject to future growth requirements for East Lothian, there may be a need for a second new settlement in the east of East Lothian.

**3.14** Shawfair station is at the centre of what will be a new community in Midlothian with the potential to deliver over 4,000 new homes and significant new employment land over the next 20 years. The scale of the proposal means there will be opportunities to provide more innovative low carbon power and heat solutions to support a more sustainable place. Eskbank station will provide ready access to the Midlothian Community Hospital and a ten minute rail link between Edinburgh College campuses in Midlothian. New transport links from Shawfair station to the Royal Infirmary

of Edinburgh will be needed to deliver benefits to patients and visitors from Midlothian and the Scottish Borders.

**3.15** A modified A1 junction and underpass near Queen Margaret University will enable land adjacent to the university to be developed to support the Innovation and Science Cluster. This land also provides opportunities for start ups with a focus on life sciences, research and learning and food and drink. Improved capacity and rail services on the East Coast line and new rail stations at East Linton and Blindwells will help reduce commuting by road.

**3.16** Leith is a strong location for large scale manufacturing, installation, operations and maintenance for the renewables industry as well as a centre for the creative industries. The former Cockenzie Power Station site is not currently subject to specific proposals for carbon capture and storage and thermal generation. It remains part of an Area of Coordinated Action, but relevant stakeholders should consider a wider range of potential future uses for this site. The BioQuarter, Bush and BioCampus are key elements of the Edinburgh Science Triangle, one of the top ten research and development locations in Europe. They offer opportunities for academic, commercial and clinical research and a range of expansion opportunities for technology and bio-industries.

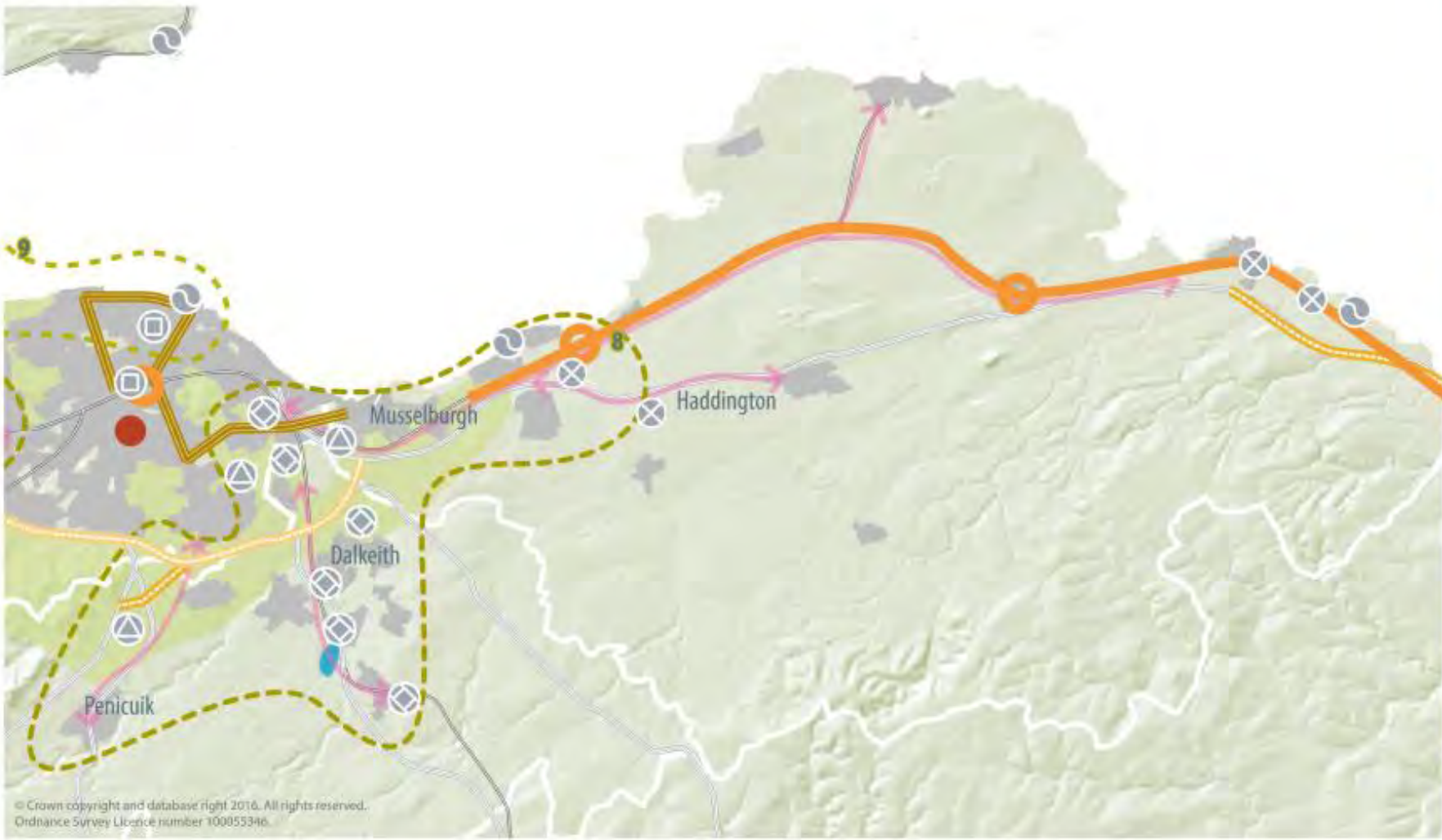
### 3 The Spatial Strategy

The tram line extension to the BioQuarter, Newcraighall and Queen Margaret University would provide a major contribution to reducing traffic into and out of Edinburgh.

**3.17** Midlothian, City of Edinburgh and East Lothian Councils will work together to take a plan-led approach to identifying and, where possible, enhancing the key green infrastructure around the periphery of Edinburgh. The priorities for action include addressing the City Bypass as a barrier to active travel and upgrading cycle routes on the A199 to become a strategic functional cycle route, providing an artery linking East Lothian with Edinburgh. Green Belts and Countryside Around Town designations will provide the framework for establishing and maintaining a high quality landscape setting for existing and future settlements and identifying and safeguarding key strategic areas of open space.

**3.18** In order to deal with what is one of the region's major challenges in delivering sustainable growth, a range of transport interventions are likely to be needed. These include major upgrades to the A720, other improvements to the strategic road and rail networks and improvements to local road networks. Major upgrades to walking and cycling infrastructure and public transport provision will also be needed to encourage more people to leave their car at home for journeys into and around Edinburgh.

Figure 3.2 South East



- STRATEGIC TRANSPORT IMPROVEMENTS**
  - Junction New/Improvement
  - Road New/Upgrade
  - Tram Extension
  - Rail Improvement/Upgrade
  - A720 Improvements and Orbital Bus
  - Rail Station New/Improvement
- SIGNIFICANT BUSINESS CLUSTERS**
  - Forth Coast Cluster
  - Innovation and Science Cluster
  - Central Business Cluster
  - Borders Rail Cluster
  - East Lothian Cluster
- GREEN NETWORK PRIORITY AREAS**
  - Edinburgh and East
  - Forth Shores
- Other Features**
  - City Centre
  - Strategic Growth 2018-2030
  - Long Term Growth Corridor 2030+
  - Green Belt

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## 3 The Spatial Strategy

### Key Areas of Change Edinburgh and West

**3.19** The completion of a new railway station is a key requirement in the delivery of an expanded settlement at Winchburgh in West Lothian, with the potential to accommodate over 3,000 homes and additional employment land. However, developers will need to address some of the additional infrastructure challenges relating to education provision. The new village at Calderwood and growth at Armadale and Bathgate (Wester Inch) will also make a substantial contribution to meeting housing needs.

**3.20** Livingston is the largest area of employment outside Edinburgh providing a range of opportunities for information and communication industries, life sciences, technology and precision engineering. Heartlands is an emerging community near Whitburn combining residential, business, retail and leisure opportunities with opportunities for further environmental improvement. The Polkemmet and Breich Water Green Network Priority Area provides a focus for partners to deliver a plan-led approach to identifying and delivering these improvements.

**3.21** West Edinburgh has the potential to deliver a range of opportunities for strategic growth, including the delivery of substantial housing developments with good transport connections. Edinburgh International Business Gateway provides a focus for substantial business-led investment and the land adjacent to Edinburgh Airport has been identified for a range of commercial and mixed uses. A long term masterplan for International Business Gateway is already in development, with the site being positioned as a top quality global business location aimed at attracting high value jobs from other areas of the UK and Europe.

**3.22** The Gogar Rail Interchange station on the Edinburgh to Fife line and a new stop on the Edinburgh Tram network will improve access to the airport. In addition, the City of Edinburgh Local Development Plan has safeguarded land for a future extension to the tram system to Newbridge. In the longer term there may be opportunities to extend this line to Broxburn, Uphall and Livingston.

**3.23** The Edinburgh and West Cross-Boundary Green Network Priority Area provides an opportunity for the City of Edinburgh and West Lothian to collaborate on a more plan-led approach to identifying the value of the green infrastructure within and beyond the Edinburgh green belt. A key priority will be to enhance landscape character at and around settlement gateways. Key opportunities here include the completion of a River Almond Walkway and a A71 cycle super highway linking south Livingston with Balerno, Currie and West Edinburgh. The creation of a high quality, segregated route will provide a key strategic link in the region's cycling network. Innovative approaches to water management, including the de-culverting of the Gogar Burn, will be needed to deliver growth opportunities in this area without increasing flood risk.

Figure 3.3 Edinburgh and West



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- STRATEGIC TRANSPORT IMPROVEMENTS**
- Junction New/Improvement
  - Road New/Upgrade
  - Tram Extension
  - Rail Improvement/Upgrade
  - A720 Improvements and Orbital Bus
  - Rail Station New/Improvement
- SIGNIFICANT BUSINESS CLUSTERS**
- Forth Coast Cluster
  - Innovation and Science Cluster
  - Central Business Cluster
  - West Edinburgh Business Cluster
  - West Lothian Cluster
  - Borders Rail Cluster
- GREEN NETWORK PRIORITY AREAS**
- 5 Linlithgow
  - 6 Polkemmet and Breich Water
  - 7 Edinburgh and West
  - 8 Edinburgh and East
  - 9 Forth Shores
- City Centre
- Strategic Centres
- Edinburgh Airport
- Strategic Growth 2018-2030
- Long Term Growth Corridor 2030+
- Green Belt

## 3 The Spatial Strategy

### Key Areas of Change Fife

**3.24** The Forth Bridges are a key gateway to employment and business. The opening of the Queensferry Crossing in 2016 and the use of the Forth Road Bridge for public transport, walking and cycling has been important in ensuring Fife can continue to benefit from opportunities in the city region and beyond.

**3.25** However, if this plan's vision is to be delivered in full, it is important that Fife's socio-economic needs continue to be met locally where possible in order that the area's towns can continue to thrive and the need to travel to employment is reduced. Rosyth Waterfront, Burntisland Port and Energy Park Methil (part of the 'Forth Coast Cluster') provide a range of business opportunities, including renewables manufacture and servicing. Improvements to the port at Rosyth will provide some of the Additional Freight Handling Capacity on the Forth (a National Development) needed in relation to heavily used North Sea freight shipping routes. Further environmental assessment work is currently being carried out to support the marine consents needed to progress this work.

**3.26** Areas around Dunfermline have the potential to deliver over 6,000 homes. Key to the delivery of these sites is the provision of a northern relief road and a western distributor road. These will work alongside new park and ride schemes and a new rail halt at Halbeath park and ride. Together with better access to the Forth Bridge, these will provide a range of travel options for this key area of growth.

**3.27** A taskforce is currently developing a masterplan for the former powerplant at Longannet, with a focus on maximising employment opportunities. Significant growth is also planned in Kirkcaldy and development along the northern arc of the Fife Circle railway line will help bring about the regeneration of brownfield land associated with the former mining communities of the Ore Valley and Upper Leven Valley. The Levenmouth Rail Link would encourage more non-car travel, opportunities for more rail-freight and provide a further incentive to those looking to invest in the area.

**3.28** A Green Network Priority Area has been identified near Dunfermline, recognising that there are opportunities to strengthen the landscape setting of the settlement to the north and west and provide a more joined up walking and cycling network providing access to Townhill Country Park. Green Network Priority Areas have also been identified for the Ore Valley, the Kirkcaldy Gateways and Levenmouth and Coast, where there are a number of opportunities to help deliver green network improvements alongside new housing to strengthen the sense of place.



Figure 3.4 Fife

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- STRATEGIC TRANSPORT IMPROVEMENTS**
  - Junction New/Improvement
  - Road New/Upgrade
  - Rail Improvement/Upgrade
- SIGNIFICANT BUSINESS CLUSTERS**
  - Forth Coast Cluster
- GREEN NETWORK PRIORITY AREAS**
  - 1 Dunfermline North and East
  - 2 Ore Valley
  - 3 Kirkcaldy Gateways
  - 4 Levenmouth and Coast
- Strategic Centres**
- Strategic Growth 2018-2030**
- Long Term Growth Corridor 2030+**
- Green Belt**

## 3 The Spatial Strategy

### Key Areas of Change Scottish Borders

**3.29** Strategic growth in the Scottish Borders will be directed to three Rural Growth Areas in Central Borders, Western Borders and Berwickshire. Border towns within these growth areas provide the focus for retail, commercial and strategic employment opportunities. Improved connectivity to Edinburgh to the north and Newcastle and Carlisle to the south is essential for the future economic growth of this area.

**3.30** The Borders Railway is the longest new railway to open in the UK for over a hundred years. New stations along the route provide new opportunities for businesses and communities. It has performed beyond expectations and provides an impetus to drive new development and business opportunities into the rural heartlands of the Scottish Borders. To maximise the opportunity, areas around the line as far south as Hawick have been given Assisted Area status.

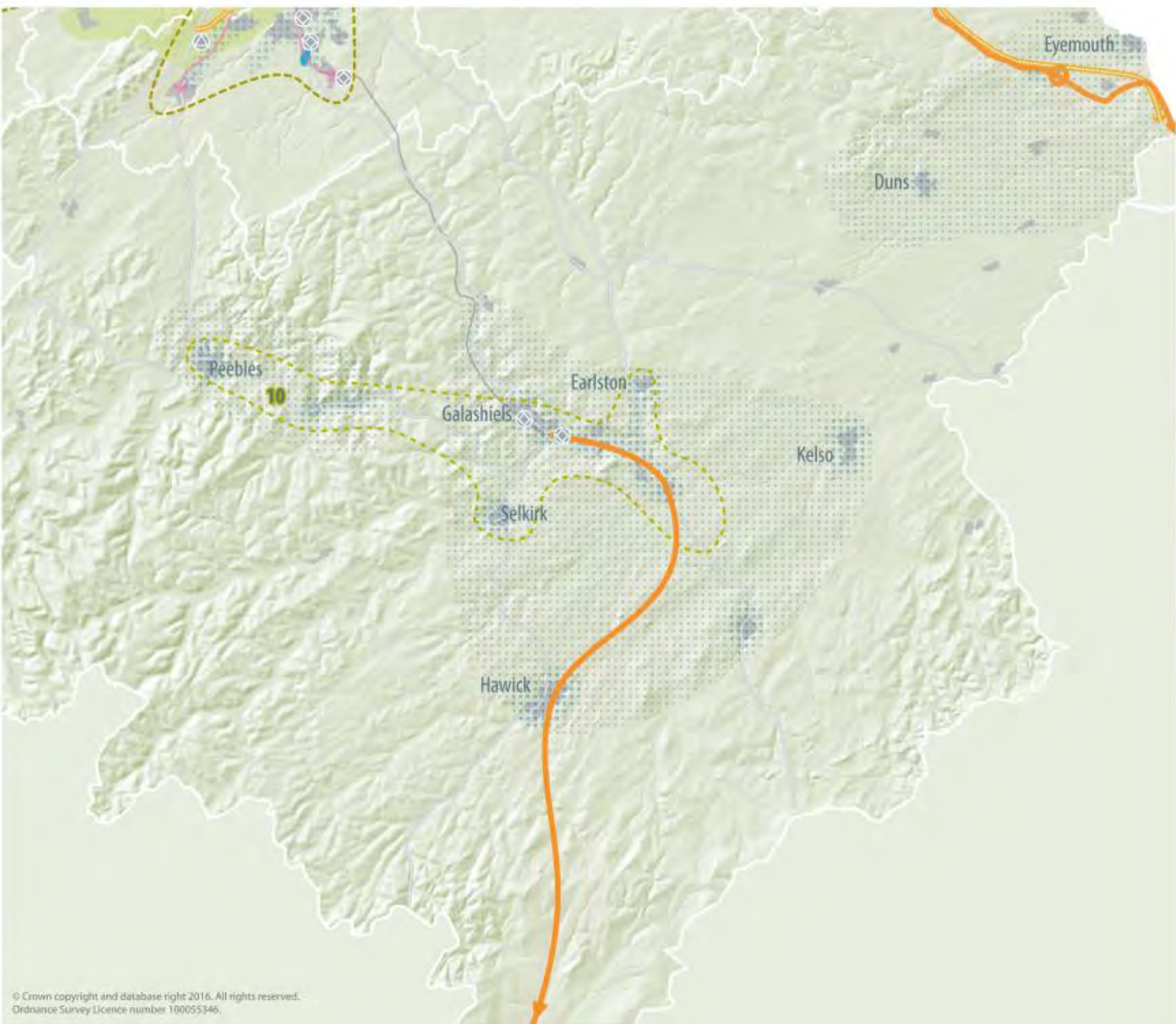
**3.31** In Galashiels, Tweedbank and neighbouring communities, the Borders Rail line provides further opportunities to connect and grow communities. A potential future extension of the railway to Hawick and beyond is currently being considered by the Scottish Government. Major flood schemes in Selkirk, Hawick and Galashiels will also provide opportunities for growth and regeneration in the Central Borders.

**3.32** The line has made it easier for people in Edinburgh to travel to the Scottish Borders, widening the labour catchment and making it easier for businesses to recruit. It has provided a boost for retail and tourism businesses and better access to education opportunities at Borders College and the Heriot-Watt School of Textiles and Design. The rail link has also underpinned significant investment at the Central Borders Business Park at Tweedbank.

**3.33** On the East Coast Main Line, a new station at Reston will provide settlements in the Berwickshire with easier access to employment and education markets in Edinburgh and encourage more people to visit the area. Dualling of the A1 and local improvements to the A68 and A7 will improve journey times to and from England.

**3.34** The Countryside around Town designation provides the framework and setting for the Central Borders area and surrounding towns. A Strategic Green Network Priority Area connects settlements in the Central Borders with Peebles and Innerleithen in the western borders. Former railway lines represent a network of former track beds which link many of the larger towns. The network offers considerable potential for walking and cycling access to town centres and to tourism sites including Traquair House, Glentress Mountain Biking Centre, Abbotsford, Melrose and Dryburgh Abbey, Eildon and Leaderfoot National Scenic Area and the River Tweed.

Figure 3.5 Borders



- STRATEGIC TRANSPORT IMPROVEMENTS**
  - Rail Improvement/Upgrade
  - Rail Station New/Improvement
- SIGNIFICANT BUSINESS CLUSTERS**
  - Borders Rail Cluster
- GREEN NETWORK PRIORITY AREAS**
  - 10 Scottish Borders
- GROWTH AREAS**
  - Strategic Growth 2018-2030
  - Rural Growth Areas



# A Place to do Business

## Locations for Investment

**4.1** This region has the potential to make a huge contribution to boosting Scotland's competitiveness and tackling inequality in line with the Scottish Government's Economic Strategy. This section sets out a range of strategic opportunities for investment in the region's infrastructure to help businesses to grow, innovate, and create good quality employment opportunities.

## Significant Business Clusters

**4.2** This plan identifies a number of significant business clusters. These are broad locations where groups of similar or complementary business sectors or industries operate and where there are opportunities for expansion. This plan also includes clusters of different types of businesses or opportunities that share a common geography, such as the new opportunities made possible by the new Borders Rail Link and opportunities along the East Coast transport corridors.

**4.3** The clusters have been identified for their contribution or potential contribution to the city region's distinctive economy. Aligned with the spatial strategy and operating across local authority boundaries, the clusters provide opportunities for continued growth and expansion supporting a growing sustainable economy and increasing jobs.

**4.4** The clusters incorporate growing and established sectors and areas experiencing economic change where there are significant new opportunities. They include the growth sectors and National Developments identified by the Scottish Government and Scottish Enterprise<sup>(2)</sup> but also the industries and related sectors particular to the economy of south east Scotland.

**4.5** **SESplan member authorities will promote investment in the locations identified in Table 4.1. Local Development Plans will safeguard their future expansion by identifying and safeguarding sufficient land and supporting infrastructure including public transport and walking and cycling provision. Local Development Plans will adopt a flexible approach to allow for new long term employment opportunities.**

**4.6** **Local Development Plans will also consider whether to identify local based business clusters.** Identification of clusters at a local level can ensure the alignment of employment uses with housing and infrastructure, including sustainable travel networks.

**4.7** The strategic centres identified in the Place for Communities section are also key areas for investment and economic development.

<sup>2</sup> [National Planning Framework \(2014\)](#), [Enterprise Areas](#), [National Renewables Infrastructure Plan](#)

Figure 4.1 Significant Business Clusters

-  Forth Coast Cluster
-  Innovation and Science Cluster
-  Central Business Cluster
-  West Edinburgh Business Cluster
-  West Lothian Cluster
-  East Lothian Cluster
-  Borders Rail Cluster



**Table 4.1 Significant Business Clusters**

Significant Business Cluster	Comprises	Principal Sectors	Opportunities
Forth Coast Cluster	Fife Energy Corridor: Rosyth Waterfront, Burntisland Port, Energy Park Fife, Methil, sites of former power stations Cockenzie and Longannet; Torness and Leith Port	Energy and Port Use	Cluster of coastal sites providing opportunities for a range of uses. In particular, port use such as renewables manufacture and servicing, thermal and low carbon energy generation or other uses associated with an Area of Coordinated Action. These locations also present significant opportunities for innovative reuse and regeneration making use of the well serviced sites and their coastal locations. Subject to a review of the National Planning Framework, locations at the former Longannet and Cockenzie power station sites may have potential for a wider range of uses.
Innovation and Science Cluster	Edinburgh BioQuarter; Midlothian BioCampus: Easter Bush and Bush Estate, Midlothian; Alba Innovation Centre, West Lothian; Edinburgh Napier, Queen Margaret University; Heriot-Watt University and Edinburgh University (multiple campuses)	Research, Knowledge, Academia and Vocational Learning	Unique internationally recognised institutions supporting life science and technology research, innovation, academic and vocational education and training. The majority of sites and locations can accommodate space for start-ups, for spin-outs and grow-on businesses, as well as for more established businesses. Includes the Enterprise Areas at BioCampus and BioQuarter, where the extension of Edinburgh's tram network will enhance accessibility. Land adjacent to Queen Margaret University also provides opportunities for start ups, with a focus on life sciences, research and learning and food and drink.
Central Business Cluster	Edinburgh City Centre and Leith	Business and Financial Services, Tourism, Service and Creative industries	Extensive cluster in central Edinburgh reflecting the status as one of Europe's most important areas for financial and business services, service industries, tourism and the creative industries. Opportunities for continued growth associated with redevelopment in the city centre and expansion in Leith supported by proposed tram line extensions.

## 4 A Place to do Business

<b>Significant Business Cluster</b>	<b>Comprises</b>	<b>Principal Sectors</b>	<b>Opportunities</b>
West Edinburgh Business Cluster	International Business Gateway, Edinburgh Airport and Scotland's National Showground; Edinburgh Park, South Gyle and Gogarburn	Business and Financial Services	Growing cluster of existing and emerging developments located to the west of Edinburgh with a strong focus on business and financial services supported by mixed-uses including conference facilities and tourism.
West Lothian Cluster	Broxburn and Livingston Enterprise Areas and Heartlands Business Park	Manufacturing, Information and Communication	Comprises the West Lothian Enterprise Area (plots at Broxburn and Livingston) focused on food and drink manufacture and a range of opportunities associated with Heartlands Business Park including technology, media and logistics, making use of good connections to the transport network.
Borders Rail Cluster	Sites in Midlothian and Central Borders enabled by the Borders Rail Line.	Business Services, Food and Drink, Tourism	Presents opportunities for tourism, recreational development and wider business and industrial growth and investment in the central Borders. Scottish Government match funding to projects in Borders and Midlothian and recent investment in Tweedbank present significant opportunities. Closer to the city there are opportunities associated with planned new mixed-uses at Shawfair and at other locations close to the rail line.
East Lothian Cluster	Blindwells, Macmerry, Spott Road Dunbar, and Dunbar cement works once operations there cease	Business Services, Manufacturing, Energy, Tourism and Food and Drink	Land at Blindwells and Macmerry could provide for financial services, business and manufacturing. Land at Spott Road Dunbar and, over a longer term, Dunbar cement works presents opportunities for business and manufacturing. Mixed use development on these sites may be supported if it facilitates mixed communities and enables the development of land for employment uses.



## Rural Economy

**4.8** The city region benefits from a large rural area which holds a significant proportion of Scotland's prime agricultural land. The rural areas provide significant benefits to the urban population including food production, water supply, renewable energy, timber production and tourism and recreation. The region boasts an attractive coastline and a number of operational harbours. An impressive network of long distance routes, including the John Muir Way and the Fife Coastal Path means that visitors and residents can easily access the countryside and the historic settlements of our rural areas.

**4.9** These assets support a diverse range of loose business clusters in small and medium scale businesses include tourism, food and drink, textiles manufacturing, farming and forestry, low carbon and creative and niche industries. These businesses make a significant contribution to the city region economy.

**4.10** The Borders railway and the proposed new stations in East Linton and Reston present opportunities to promote diversification. The Tyne Esk Leader Project and the Borders Leader programme support diversification of agriculture and rural business. Diversification of the fishing and fish-processing industry in East Lothian, Scottish Borders and Fife is being supported by the Forth Fisheries Local Action Group.

**4.11** The Borderlands initiative is a national cross-border project involving Scottish Borders Dumfries and Galloway, Carlisle City, Cumbria and Northumberland Councils. It seeks to deliver improved infrastructure, transport and communications links, economic growth and employment opportunities in rural areas of southern Scotland and northern England.

**4.12** There are issues to be addressed to ensure the continued viability of the rural industries. These include the development of high speed broadband; the promotion of economic opportunity within the Fisheries Local Action Group area, the potential for harbours such as Eyemouth and Dunbar to service offshore wind farms; the promotion of low carbon opportunities including solar and hydro; the promotion of opportunities to maximise the benefits from the area's forestry, including the potential for sawmills and wood chip plants and the sustaining of mart and abattoir resources to serve the area's farming industries. **SESplan member authorities will therefore support the continued operation, diversification and expansion of rural businesses.**

## 4 A Place to do Business

### Employment Land Supply

**4.13** To achieve the vision of a thriving, successful and sustainable city region it is essential that there is sufficient employment land which is both available and situated in the right locations to provide jobs to meet the region's growing population. **Local Development Plans will identify and safeguard a sufficient supply of employment land taking account of market demands and existing infrastructure. This land should be able to deliver sites which are serviced or serviceable over the plan period.**

**4.14** Local Development Plans will identify and safeguard large scale employment sites where necessary in line with the spatial strategy and, where appropriate, within the significant business clusters. This is to ensure employment opportunities are accessible by public transport and walking and cycling networks, to enable the regeneration of former sites and to strengthen the region's key economic sectors.

**4.15** Local Development Plans will support diversification and re-categorisation of existing employment sites where this facilitates wider business opportunities, mixed-uses or an increased density of development, whilst ensuring an overall sufficient supply of employment land is maintained.

## Responsible Resource Extraction

**4.16** An adequate source of minerals for construction, manufacturing and energy, close to where they are needed, is essential to support economic growth and a low carbon city region. Minerals extraction also supports a range of jobs.

**4.17** A sufficient supply of construction aggregates is required to meet the anticipated construction needs in the city region over the Strategic Development Plan period. Identification and safeguarding of these resources provides for a more sustainable and economically self-sufficient city region with less reliance on importing resources from elsewhere.

**4.18** **SESplan will establish a Minerals Working Group. This group will review the aggregate resources of the city region (based on Scottish Government minerals survey data and relevant locally sourced information) to ensure there is a sufficient aggregates landbank of permitted reserves for construction aggregates of at least 10 years.**

**4.19** **Local Development Plans will use the relevant monitoring information to identify and safeguard sufficient construction aggregates to form a land bank of reserves for a minimum of 10 years. These should be in locations where there are deposits of sufficient scale and quantity for commercial extraction and which could be worked without unacceptable environmental or amenity impacts in accordance with Scottish Planning Policy.**

**4.20** **Local Development Plans will identify coal, oil and gas reserves to support a diverse energy mix, giving sufficient weight to the avoidance of long term environmental impacts and greenhouse gas emissions from their use.** The Scottish Government is currently maintaining a moratorium on granting development consents for unconventional oil and gas development across Scotland.

**4.21** The region has a legacy of sites where minerals were formerly extracted. There are a number of examples in the region where sites have undergone, are currently undergoing, or will undergo restoration or regeneration to provide homes and employment or new settlements. These include sites such as Heartlands (West Lothian), Blindwells (East Lothian) and Dunbar cement works and quarry, once operations there cease. **Where relevant, Local Development Plans will identify former mineral sites and the potential means of restoration and regeneration in accordance with the vision and spatial strategy of the Strategic Development Plan.**

## 4 A Place to do Business

### A Low Carbon Economy

**4.22** The spatial strategy reflects the need for the region to grow in a way that contributes to a low carbon economy. New development is directed to locations where the need to travel is reduced and there are good public transport links. A range of public transport infrastructure enhancements and improvements to regional walking and cycling routes will also mean there are more opportunities to choose low carbon travel.

**4.23** In line with the Placemaking Principles (Table 3.1), **Local Development Plans will identify, as appropriate, opportunities to co-locate sources of high heat demand (e.g. housing) with sources of heat supply (e.g. biomass power plants) and to locate new development where passive solar heating and solar power generation can be maximised.**

### Energy Generation

**4.24** The site of the former Cockenzie Power Station is not currently subject to specific proposals for carbon capture and storage and thermal generation. However, the Cockenzie site, along with the former Longannet power station are retained within the Forth Energy Business Cluster, reflecting the opportunity for these sites to contribute to renewables manufacture, servicing of offshore renewables and any possible

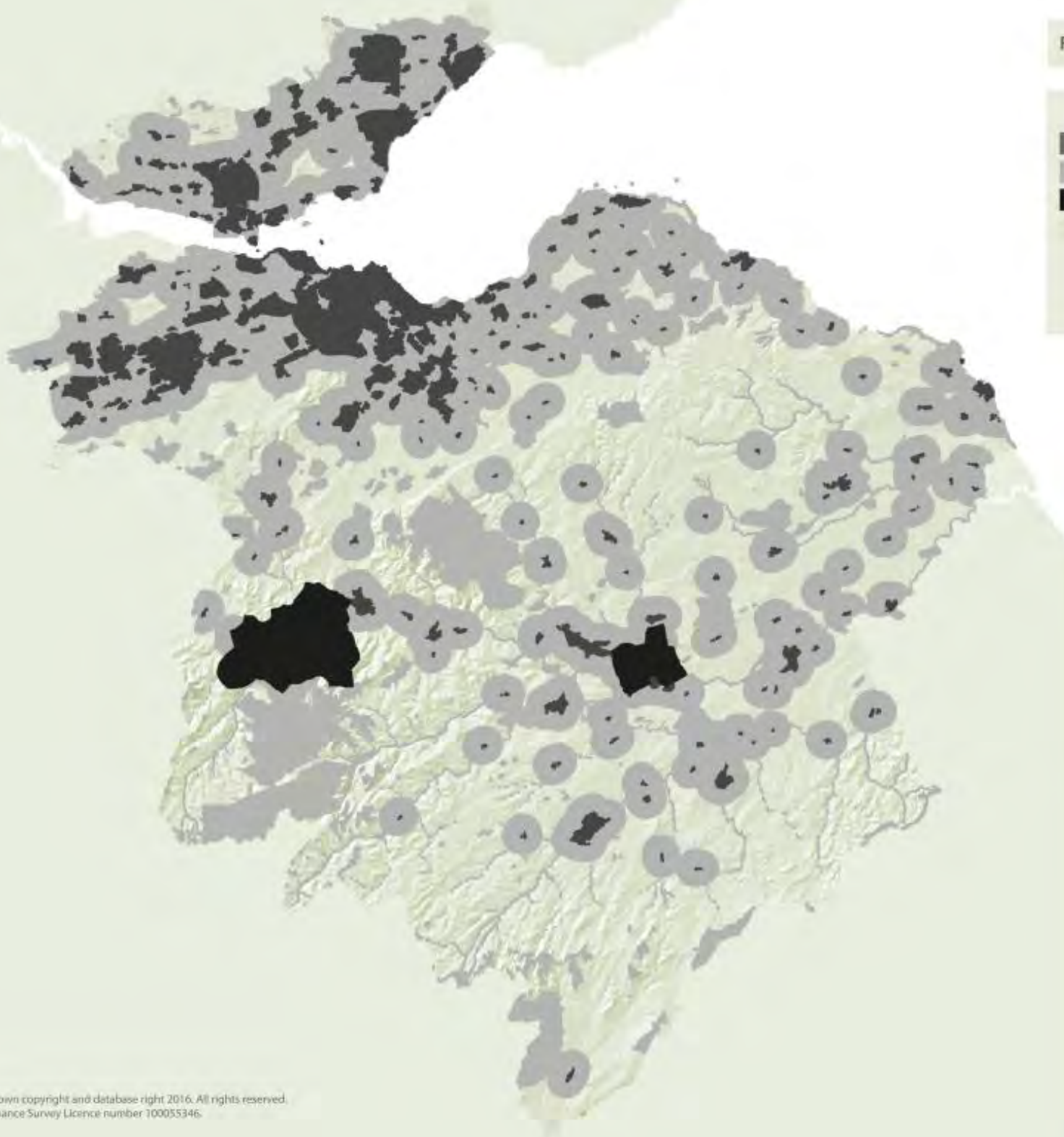
longer-term opportunities to contribute to a Carbon Capture and Storage Network. The potential for the regeneration of Longannet and Cockenzie provides opportunities to explore more innovative approaches to delivering low carbon places, such as district heating and energy storage schemes. In addition to the Forth Coast Cluster, The Innovation and Science Cluster (page 24) includes the University of Edinburgh, Napier University and Heriot-Watt University, all at the forefront of renewable energy research.

**4.25** Wind farm developments in the region, particularly in the Scottish Borders and in East Lothian have already made a major contribution to Scotland's transition to a low carbon economy. There are also significant areas of peatland habitat in the Scottish Borders important for carbon sequestration. Figure 4.1 sets out a spatial framework that identifies areas with potential for wind farm development, subject to landscape capacity and detailed consideration against relevant Local Development Plan policy criteria. Included in this framework is a 2km separation zone around settlements. **Local Development Plans will apply these 2km separation zones up to a maximum of 2km from an identified settlement envelope or edge.**

**4.26** SESplan will establish a Cross-Boundary Windfarm Working Group to explore the potential for a plan-led approach to identifying strategic capacity for wind farms and repowering opportunities (i.e. replace old turbines with new ones) in areas where there are likely to be cross-boundary effects. Relevant member authorities will pursue a collaborative plan-led approach to re-powering in order to minimise the impact on key cross-boundary assets.

**4.27** Local Development Plans will also set out the full range of additional considerations they will apply to wind farm proposals based on the particular characteristics of each area. In doing so, they should liaise closely with neighbouring authorities to identify and establish a consistent policy approach to key strategic cross-boundary assets. These assets will include, but will not be limited to, the Pentland Hills Regional Park, the Lomond Hills Regional Park, the Lammermuir Hills and the Firth of Forth.

Figure 4.2 Onshore Wind Spatial Framework



- Settlements
- Areas of significant protection \*
- Areas where wind farms not acceptable
- Areas with potential for wind farm development \*

\* Includes carbon and peatland data from SNH consultation draft dataset 2015

\* Subject to landscape capacity and other assessment

## 4 A Place to do Business

### Zero Waste

**4.28** The Scottish Government's Zero Waste Plan seeks to make the most efficient use of resources by minimising demand and maximising reuse, recycling and recovery. The principle of 'zero waste' means wasting as little as possible and recognising that waste is an economic resource that can contribute to a low carbon economy.

**4.29** Local Development Plans will support proposals which encourage recycling and recovery of waste where these are in accordance with the Zero Waste Plan and take account of environmental, transport, economic and amenity factors. Opportunities for co-location with other uses which can make use of any recovered heat will be supported. The current landfill capacity in the city region is in excess of the requirements set out by the Scottish Government.



# A Place for Communities

## 5 A Place for Communities

### Increasing Housing Delivery

**5.1** New housing is needed to provide homes for those already living in the region, including younger people who need a first home, families who want to move up or older people who may wish to downsize. New homes are also needed for those who want to move here, helping the economy grow so that strategic centres and town centres can continue to thrive. Access to well designed, energy efficient, affordable homes supports health and wellbeing and helps create successful places.

This plan sets out ambitious targets for housing and a generous land requirement to enable these targets to be met.

### Housing Supply Targets and Housing Land Requirements

**5.2** Table 5.1 sets out the number of homes (The Housing Supply Target) to be built in the SESplan Housing Market Area. This has been divided between member authorities in a way that reflects housing need and demand as well as environmental and infrastructure capacity. This

provides a Housing Supply Target, split into market and affordable, for each local authority area over the years 2018-2030.

**5.3** The Housing Land Requirement (Table 5.2) sets out the generous level of housing land needed to allow the Housing Supply Targets to be met. A 10% generosity margin has been applied to the Housing Supply Targets to calculate the Housing Land Requirements. The 10% margin provides for a generous land supply whilst ensuring that the viability of allocated sites is not undermined by an over supply of land.

**Figure 5.1 Distribution of SESplan Housing Supply Target**

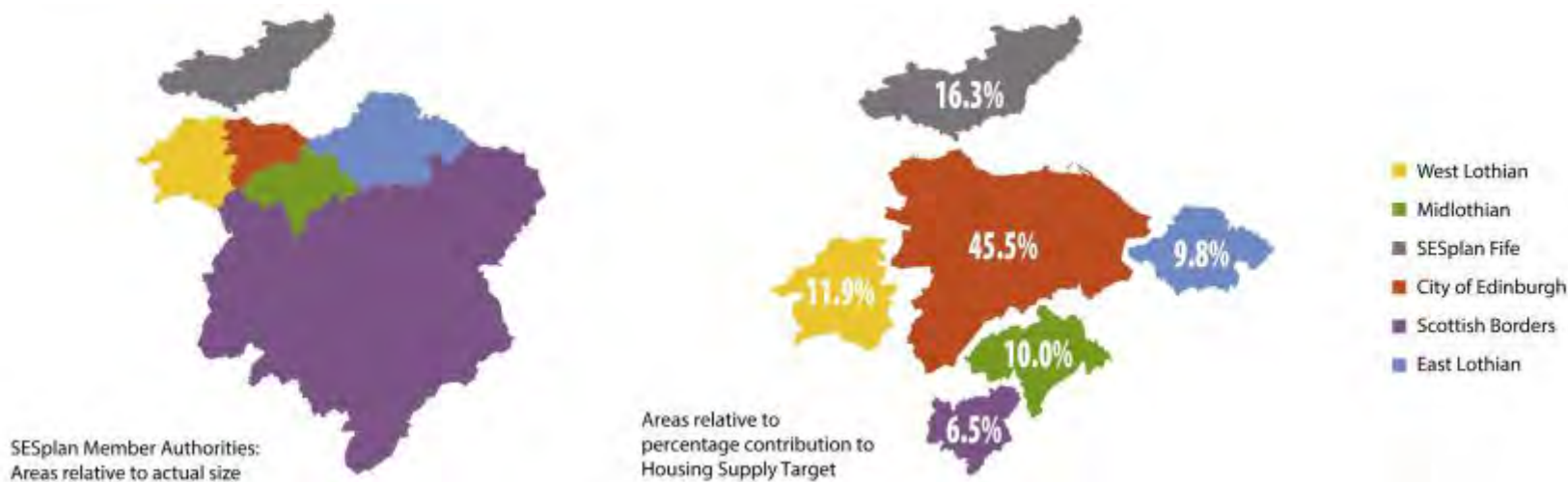




Table 5.1 Housing Supply Targets 2018-2030

Area	Number of Homes Annual Average			Number of Homes Period Total		
	Market	Affordable	Combined	Market	Affordable	Combined
City of Edinburgh	1,220	1,200	2,420	14,640	14,400	29,040
East Lothian	330	189	519	3,960	2,268	6,228
Fife <sup>(3)</sup>	605	262	867	7,260	3,144	10,404
Midlothian	369	165	534	4,428	1,980	6,408
Scottish Borders	220	128	348	2,640	1,536	4,176
West Lothian	333	300	633	3,996	3,600	7,596
<b>SESplan</b>	<b>3,077</b>	<b>2,244</b>	<b>5,321</b>	<b>36,924</b>	<b>26,928</b>	<b>63,852</b>

## 5 A Place for Communities

Table 5.2 Housing Land Requirements 2018-2030

Area	Number of Homes Annual Average	Number of Homes Period Total
City of Edinburgh	2,662	31,944
East Lothian	571	6,851
Fife <sup>(4)</sup>	954	11,444
Midlothian	587	7,049
Scottish Borders	383	4,594
West Lothian	696	8,356
<b>SESplan</b>	<b>5,853</b>	<b>70,237</b>

## A Place for Communities 5

**5.4** The Housing Supply Targets were informed by the 2015 SESplan Housing Need and Demand Assessment. The targets are reasonable, deliverable and supported by compelling evidence, set out in the SESplan Housing Background Paper. Evidence is drawn from economic, environmental and infrastructure analysis as well as delivery opportunities and funding. In summary:

- The majority of need and demand identified in the 2015 Housing Need and Demand Assessment is for affordable housing. Whilst the affordable targets are ambitious and set higher than 2010-2015 delivery levels, it is not possible to deliver the 4000+ affordable homes per annum suggested by the Housing Needs and Demand Assessment. Instead, the targets are a realistic estimate of what might be deliverable based on a range of factors, including potential levels of funding available to support affordable housing
- Market targets exceed the level of demand identified to help meet some of the shortfall in affordable housing need. This will be achieved through more affordable models of market housing, the role of help to buy schemes and an increased role for new build private rented housing

- A greater proportion of the region's housing need and demand is being met in the City of Edinburgh than previously. The distribution of the Housing Supply Targets supports the plan's strategy to locate housing nearer where people work, support public transport use and encourage more people to walk and cycle to work. This will help to improve air quality and reduce climate change impacts

**5.5** Delivering the plan will require an ambitious affordable housing delivery programme. This is in line with SESplan member authority and Scottish Government plans to increase affordable housing delivery. **Local Development Plans will set out the proportion of affordable housing that will be sought on market sites, taking into account relevant local factors. Affordable housing will also be developed by housing associations and councils, making best use of the public estate.**

**5.6** Specialist housing, including a wide range of housing with care and support, plays an important role in enabling people to live healthy lives with dignity and independence. **SESplan member authorities will ensure that Local Housing Strategies and Local Development Plans enable the types of homes that will address the needs of a growing, ageing population and the growth in the number of smaller households.**

**5.7** The housing needs of gypsies and travellers is a potential cross-boundary issue. **SESplan member authorities will work together through the South East Scotland Housing Forum to update housing need information for these communities.**

## 5 A Place for Communities

### 2018-2030 Period

**5.8 Local Development Plans will ensure that there is a sufficient supply of housing land to meet the Housing Land Requirements over the 10 year period from the expected date of plan adoption.** Estimates indicate that there is sufficient housing land supply to meet the Housing Land Requirements for the 2018-2030 period in East Lothian, Fife, Midlothian, Scottish Borders and West Lothian. This is due to the existing land supply set out in Local Development Plans based on housing requirements in the previous Strategic Development Plan.

**5.9** Estimates indicate that City of Edinburgh may have a shortfall of housing land. To meet any shortfall, the **City of Edinburgh Local Development Plan will give priority to brownfield sites in the urban area within the Green Belt's inner boundary and ensure all allocations are consistent with this Strategic Development Plan.**

**5.10** For all SESplan member authorities the level of housing land to be allocated will depend on the estimates of housing land at the time of Local Development Plan preparation. This could include evidenced allowances for windfall sites and demolitions. **SESplan member authorities will also consider deallocating sites carried over from multiple plan cycles where action taken has proved ineffective in making them deliverable**

over a number of plan periods. SESplan member authorities will also consider deallocating sites where they are not required to meet plan objectives or consider changing such sites to long term growth opportunities.

**5.11** A step change in the level of home building is needed for the Housing Supply Targets to be achieved. **SESplan member authorities will monitor the availability of effective housing land in relation to the SESplan Housing Market Area and by Local Authority Area. This will be monitored and updated annually through the housing land audit. They will maintain a five year effective housing land supply at all times measured against the five year housing supply targets. These are calculated by multiplying the annual average housing supply targets (Table 5.1) by five.**

**5.12** Where a SESplan member authority determines there is a shortfall in the five year effective land supply, they will consider permitting proposals for additional housing supply, subject to the following criteria:

- **Development must be consistent with the spatial strategy of the development plan;**
- **The scale of the proposal and the proportion of affordable and market housing in the development must reflect the type (market or affordable) and scale of the shortfall identified;**
- **Development must demonstrate that a significant proportion of the total number of homes proposed will be completed in the next five years**
- **The scale, location and design of development must take account of the Placemaking Principles (Table 3.1);**
- **Development must align with any SESplan member authority guidance on green networks;**
- **Development must align with green belt objectives or the objectives of other designations fulfilling a similar function (Para. 3.6); and**
- **Development must demonstrate that any infrastructure required is already committed and funded, or will be delivered by the developer.**

## 2030-2038 Period

**5.13** Indications of the scale of housing required have been provided for 2030-2038 based on the 2015 Housing Need and Demand Assessment estimates. These figures do not take into account wider factors that may influence delivery, given the difficulty of making robust assumptions about these at this time. They are higher than the Housing Supply Targets for 2018-30 and will require a further step-change in the rate of delivery of affordable housing if the full level of affordable need is to be met. Housing land allocations are likely to be required in all authorities for the 2030-2038 period to meet this need. These allocations will need to be made in Local Development Plans being prepared after the next Strategic Development Plan, in line with the spatial strategy. The next Strategic Development Plan will identify more specific locations for these to be met in line with the spatial strategy.

## 5 A Place for Communities

Table 5.3 Indicative Scale of Housing Required 2030-2038

Area	Number of Homes Combined Annual Average	Number of Homes Combined Period Total
City of Edinburgh	2,491	19,928
East Lothian	534	4,274
Fife <sup>(5)</sup>	892	7,139
Midlothian	550	4,397
Scottish Borders	358	2,866
West Lothian	652	5,212
<b>SESplan</b>	<b>5,477</b>	<b>43,816</b>

## Thriving Town Centres

**5.14** The City of Edinburgh is the regional core of south east Scotland and provides a broad range of functions of regional and national importance. In addition, we have identified four strategic centres. These serve wide geographical areas and provide a range of functions at a sub-regional level, attracting significant footfall from beyond the settlement they serve.

**5.15** The role of town centres is changing to promote a wider mix of uses which will enhance their vitality and viability. **Local Development Plans**

will support all uses in town centres that generate significant footfall such as retail and commercial leisure, offices, community, cultural facilities and opportunities for town centre living. **Local Development Plans will also encourage the development of an evening/ night-time economy in town centres.**

**5.16** Local Development Plans will identify, taking account the hierarchy of centres in Table 5.4, a network of centres including town centres, local centres and commercial centres and explain how they can complement each other. Local Development Plans will apply a Town Centre First

policy. This means that when planning for any use that generates significant footfall, locations should be considered in the following order of preference:

- **Town Centres (including the City Centre and Strategic Centres)**
- **Edge of town centre**
- **Other commercial centres identified in the development plan; and**
- **Out of centre locations that are easily accessible by a choice of transport modes or will be made so by investment delivered by relevant development**

**Table 5.4 Hierarchy of Centres**

Hierarchy	Centres	Function
City Centre	Edinburgh City Centre	Diverse mix of uses including shopping, residential, leisure and evening economy, national government and cultural resources of national importance
Strategic Centres	Dunfermline, Glenrothes, Kirkcaldy and Livingston	Diverse mix of uses including shopping, residential, local governance, leisure and evening economy to support a wide geographical area
Town Centres	To be identified in Local Development Plans	Diverse mix of uses including shopping, residential, leisure and evening economy
Local Centres	To be identified in Local Development Plans	Mix of uses to support local needs
Commercial Centres	To be identified in Local Development Plans	Specific focus on retail and leisure uses

## 5 A Place for Communities

### Enhanced Green Networks

**5.17** Green infrastructure is the use of ecosystems, green spaces and water in strategic land use planning to deliver benefits for people and nature and to add value to the economy by supporting sustainable growth. Green infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, floodplains, road verges, allotments and private gardens, as well as blue infrastructure such as sustainable urban drainage ponds, swales, wetlands, rivers and canals.

**5.18** Green networks are connected areas of green and blue infrastructure. Well designed, multi-functional green networks are a fundamental component of successful places. They provide a range of benefits including:

- Improving quality of place to make the area more attractive to residents and investors
- Opportunities for biodiversity to flourish so that people can experience nature close to where they live
- Climate change mitigation and adaptation

- Flood management
- Opportunities to get outdoors and lead healthier lives
- Strengthening the landscape character that makes places distinctive
- Opportunities for safe and pleasant walking and cycling
- Improving vacant and derelict land
- Providing places to play and meet with friends, or take a break from work

**5.19** Two Cross-Boundary Green Network Priority Areas and eight additional Green Network Priority Areas have been identified within the region. These indicate broad areas of greatest strategic importance for green network protection and enhancement and represent a significant component of the Central Scotland Green Network identified as a National Development in National Planning Framework 3.<sup>16)</sup>

**5.20** SESplan will prepare Strategic Frameworks for the two Cross-Boundary Green Network Priority Areas and adopt these as

**Supplementary Guidance to the Strategic Development Plan within one year of plan approval. SESplan member authorities will prepare non-statutory Frameworks for the other Green Network Priority Areas and incorporate the key elements of these frameworks into the relevant Local Development Plan at the first opportunity.**

**5.21** These frameworks will:

- **Identify and safeguard those elements of the green network that provide, or have the potential to provide, the greatest benefits for people and nature**
- **Identify strategic enhancements to green networks that will add value to existing settlements, developments for which land has already been allocated and any new allocations in subsequent Local Development Plans**
- **Provide an additional context for planning decisions**

6 Note however that the Scottish Borders Green Network Priority Area is not part of the Central Scotland Green Network National Development



Figure 5.2 Strategic Green Network Priority Areas

- 1 Dunfermline North and East
- 2 Ore Velley
- 3 Kirkcaldy Gateways
- 4 Levenmouth and Coast
- 5 Linlithgow
- 6 Polkemmet and Breich Water
- 7 Edinburgh and West
- 8 Edinburgh and East
- 9 Forth Shores
- 10 Scottish Borders





# A Better Connected Place

## Supporting Non-Car Travel

**6.1** Improved connectivity, with a better walking and cycling network and more public transport options, will make the region an easier place to do business and a better place to live. The region currently experiences significant rail and road transport pressures, particularly on approaches to and journeys around Edinburgh. The spatial strategy in this plan, underpinned by the placemaking principles, addresses the need to reduce travel and to encourage more low carbon transport choices. It supports the SEStran Regional Transport Strategy hierarchy of provision by enabling more journeys to take place by walking, cycling and by public transport. This will contribute to improved air quality, help reduce greenhouse gas emissions and have significant health benefits for our communities.

**6.2** The design, density, siting, layout and mix of uses in a place determines how easy it is to move around and influences the travel choices that people make to get to and from that place. **Development should take account of the needs of people before the movement of cars. Therefore in addition to the Placemaking Principles set out in Table 3.1, new development should be designed in accordance with [Designing Streets](#) to ensure that non-car travel is an easy and convenient choice.**

**6.3** Local Development Plans will ensure that large scale housing development is located where there is good access to town centres and employment locations by walking and cycling routes and by public transport. Where new infrastructure is needed to enable this access, Local Development Plans will ensure that this is delivered ahead of, or as part of, new development.

**6.4** Developments should be designed so that the density, use and layout helps reduce the need to travel by car. **Developments should include clear and direct links to public transport nodes and good access to walking and cycling networks. Development close to public transport nodes and interchanges should be at higher development densities.**

## 6 A Better Connected Place

### Walking and Cycling

**6.5** Significant infrastructure improvements are needed to help support the Scottish Government's vision for walking and cycling set out in the [National Walking Strategy](#) and the [Cycling Action Plan for Scotland](#). SESplan supports the objective that by 2020, 10% of all journeys taken in Scotland will be made by bike. Figure 6.1 identifies priority strategic functional (transport) and recreational routes to help support this objective and the Action Programme sets out the specific improvements to the network.

**6.6** A strategic **Functional Route** is a continuous walking and cycling route providing a fast, direct route between multiple key destinations. It should be largely off road or physically separated from traffic, have a smooth surface and be appropriately lit and maintained so that it suits people of all abilities. A key purpose of these routes is to encourage more people to cycle or walk to school, work and the shops. A strategic **Recreational Route** may be indirect, can suit a range of different uses such as horse riding and may be of varying quality. Some of these will make an important contribution to the national long distance walking and cycling network, identified as a national development in National Planning Framework 3.

**6.7** Figure 6.1 sets out the new routes prioritised for delivery and existing routes that require upgrading, with a focus on cross-boundary routes. These routes connect major settlements, growth areas and transport interchanges. **Local Development Plans will identify and safeguard the land needed to support the delivery of these strategic functional and recreational routes, taking into account the potential future re-use of old rail lines for rail and tram transport. Development near the routes identified in Figure 6.1 should provide good connections to them and contribute towards their delivery and upgrade where appropriate.**

**6.8** In addition to strategic routes, improvements to local and more urban routes, not identified in this plan, will be essential in shifting journeys to walking and cycling. Combined, these improvements will support the development of exemplar walking and cycling friendly settlements as nodes on the regional and national network. **Local Development Plans will safeguard local routes and the route alignments needed to expand the local network. SESplan member authorities will ensure that Local Development Plan Action Programmes and walking/cycling plans set out how these local routes will be delivered.**

Figure 6.1 Strategic Walking and Cycling Routes



- Key Destination
- Existing Functional Route
- - - Proposed Functional Route
- Existing Recreational Route
- - - Proposed Recreational Route

## 6 A Better Connected Place

### Strategic Transport Improvements

#### Strategic Projects

**6.9** A range of transport infrastructure is needed to support the vision of this plan for a better connected place. Column A of Table 6.1 sets out strategic improvements that affect more than one SESplan member authority or are likely to have region-wide benefits. These projects will enable better movement around the region and better connections to and from other city regions in Scotland and the UK. Some of the projects in this column require further appraisal work before a commitment can be made to their delivery, but provided the need is supported by this further work, these projects are expected to come forward with the plan period.

#### Potential Strategic Cross-Boundary Projects

**6.10** An ongoing Cross-Boundary Transport Appraisal will identify the additional cumulative and cross-boundary impacts from traffic likely to be generated from development associated with existing Local Development Plan allocations. This will be supplemented by an ongoing transport appraisal of this Strategic Development Plan. Column B of Table 6.1 sets out a potential list of projects that are currently being appraised. When the appraisals are complete, **SESplan will set out (based on a review of the projects listed in column B of Table 6.1) the specific infrastructure required to mitigate cross boundary movements in a Cross-Boundary Transport Contributions Framework and in subsequent SESplan Action Programmes. This contributions framework will be adopted as Supplementary Guidance within one year of the approval of this plan.**

#### Strategic Longer Term Projects

**6.11** Column C of Table 6.1 sets out strategic longer term projects that may not be delivered in this plan period but are supported by SEStran and SESplan member authorities. They will improve journey times, reduce congestion, support economic growth and increase the accessibility of towns. Those marked <sup>§</sup> will require further appraisal work before a commitment can be made to their delivery.

**6.12** Information on more local projects and those affecting a single authority is set out in Local Development Plans, the SEStran Regional Transport Strategy and accompanying Delivery Plan. The latter also sets out levels of commitment and funding status.

**6.13** Local Development Plans will safeguard land as necessary for strategic projects, including potential strategic cross boundary projects and longer term projects. Local Development Plans will also safeguard land as necessary for local transport projects.

Figure 6.2 Strategic Transport Improvements

-  Junction New/Improvement
-  Road New/Upgrade
-  Tram Extension
-  Rail Upgrade/Extension
-  A720 Improvements and Orbital Bus
-  Rail Station New/Improvement



## 6 A Better Connected Place

Table 6.1 Strategic Transport Improvements

A. Strategic Projects 2018-2030	B. Potential Strategic Cross-Boundary Projects	C. Strategic Longer Term Projects
Edinburgh - Glasgow Rail Improvements	A720 Improvements, including Sheriffhall Junction - Junction Upgrades, Intelligent Transport Systems and Non-Car alternatives	High Speed Rail to England <sup>††</sup>
East Coast Mainline: Ongoing and Planned Improvements*	Improvements associated with trunk road approaches to Edinburgh including Junction Upgrades and Non-Car Alternatives such as Park and Ride Schemes <sup>†</sup>	A1 Dualling between Dunbar and Berwick Upon Tweed <sup>§*</sup>
Edinburgh-Glasgow via Shotts Rail Line Electrification	Edinburgh Orbital Bus and Associated Park & Ride Sites*	Borders Rail Extension to Hawick and Carlisle <sup>§*</sup>
East Linton* and Reston* Rail Stations on new Edinburgh-Berwick service	Edinburgh Cross-rail Services* <sup>†</sup>	Dunfermline-Alloa Passenger Rail Link <sup>§*</sup>
Edinburgh Waverley Capacity Improvements	Strategic Walking and Cycling Routes	East Coast Main Line: formation of four line section of track between Blindwells and Drem, including new station and over bridge for Blindwells <sup>§*</sup> .
Levenmouth Rail Link*		New trunk road interchange on the A1(T) at Adniston <sup>§*</sup>
Strategic Walking and Cycling Routes		
A801 Improvements		
Tram extensions: York Place to Newhaven*		



## A Better Connected Place 6

A. Strategic Projects 2018-2030	B. Potential Strategic Cross-Boundary Projects	C. Strategic Longer Term Projects
City Centre to Edinburgh BioQuarter, Newcraighall and Queen Margaret University*  Newhaven to Granton*  Roseburn to Granton*  Ingliston to Newbridge*		
A1 Junction Improvements*		
A92 Junction Improvements		
Dunfermline Northern Relief Road & Western Distributor Road		
A701 Relief Road and A702 Link		
Winchburgh Rail Station		
Winchburgh M9 Junction		
M9 J3 Upgrade		
* Not Committed † Not Mapped ‡ National Development § Further Appraisal Required		

## 6 A Better Connected Place

### National Transport Developments

**6.14** Freight by rail, road, sea and air plays an essential role in the regional economy. The most significant of these ports is Rosyth. The freight handling capacity of these ports is essential for North Sea shipping routes. **Local Development Plans will support Increased Freight Handling Capacity of Ports on the Forth and the need for associated infrastructure, safeguarding land where appropriate.**

**6.15** In addition to its role as international gateway, Edinburgh Airport is a hub for wider investment and business development. Enhancement of the airport is a National Development. **SESplan member authorities will continue to work with the Edinburgh Airport operators to develop enhanced transport options for passengers using the airport, support the delivery of relevant masterplans and ensure that transport infrastructure improvements are integrated with the wider network in the region.**

## Funding Transport Infrastructure

**6.16 SESplan will prepare a Cross-Boundary Transport Contributions Framework to help fund some of the transport improvements needed to deliver the vision and adopt the framework as Supplementary Guidance to the plan within one year of plan adoption. The framework will focus on mitigating the most significant cumulative and cross-boundary impacts at specific 'hotspots' on the network, as identified in the relevant transport appraisals.** A list of potential cross-boundary projects that may benefit from developer contributions is set out in Table 6.1 column B. **SESplan will set out (based on a review of the potential projects listed in column B of Table 6.1) the specific infrastructure required to mitigate cross-boundary movements, once the relevant transport appraisals have been completed.**

**6.17** The Supplementary Guidance will set out:

- The detailed location and boundaries of the contribution zones within which the contributions may be required. These zones will be identified in and around Edinburgh and at those locations along Long -term Growth Corridors where developments are most likely to contribute to the impacts at cross boundary hot-spots;
  - The link between development in each contribution zone and the proposed infrastructure improvement that will benefit from contributions generated from that zone;
  - The specific infrastructure to be funded;
  - The method for calculating the contributions required; and
  - How, when and to whom payments should be made.
- 6.18** The Contributions Framework will be based on the the following principles:
- It will be informed by the outputs of the Cross-Boundary Transport Appraisal and the Strategic Development Plan Transport Appraisal;
  - In principle, it will apply to housing, business, industrial retail and commercial leisure developments within contribution zones that do not have planning consent at the time of the adoption of the Supplementary Guidance. The impacts of requested contributions on the viability of these types of developments will be examined during preparation of the Supplementary Guidance;
  - The Framework will complement and not duplicate existing approaches to securing transport contributions from developers
  - The Framework will complement and not duplicate other potential funding mechanisms such as the City Region Deal;
  - A set of standard charges will be applied to each contribution zone;
  - Charges will be in proportion to the scale and impact of development;
  - The level of the standard charges will be considered in light of the potential impacts on development viability; and
  - It will comply with the tests that apply to planning obligations.
- 6.19** These projects will not mitigate all impacts on the strategic transport network. **SESplan member authorities will therefore continue to seek contributions towards the non-cross boundary transport infrastructure needed to mitigate impacts on local networks and infrastructure required to connect development sites with the transport network. Local Development Plans will be accompanied by transport appraisals in accordance with Scottish Government guidance.**



# Glossary

## Glossary

## Glossary

Term	Description
Action Programme	Accompanies the Strategic Development Plan and identifies the how when and by who of delivery of the plan.
Affordable Housing	Housing of reasonable quality that is affordable to people on modest incomes.
Allocation	Land identified in a local development plan for a particular use.
Area of Coordinated Action	Locations identified in National Planning Framework 3 that would benefit from co-ordinated action and masterplanning to deliver low carbon infrastructure.
Areas of Medium to High Flood Risk	Areas where the annual probability of coastal or watercourse flooding is greater than 0.5% (1:200 years).
Areas of Significant Protection (Wind farms)	Areas where wind farms may be appropriate in some circumstances, but where further consideration will be needed to demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.
Assisted Area Status	Areas with Assisted Area Status are places where government can offer additional financial support to businesses under European Commission state aid rules.
Brownfield Land	Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable.
City Region Deal	Funding mechanism in which contributions and risks are shared between councils and central government and across sectors, based on the improved performance of the regional economy.
Climate Change Adaptation	The adjustment in economic, social or natural systems in response to actual or expected climate change.

## Glossary

<b>Term</b>	<b>Description</b>
Commercial Centre	Examples include out-of-centre shopping centres, commercial leisure developments, factory outlet centres, retail parks or clusters of larger mixed retail units and leisure units.
Cross-Boundary Green Networks	Areas where Green Network Priority Areas cross local authority boundaries and require a coordinated approach to deliver enhancements.
Development Plan	A document setting out how places should change and what they could be like in the future. It stipulates what type of development should take place and where should not be developed. The Development Plan for each of the local authority areas within this city region comprises the relevant Local Development Plan and the Strategic Development Plan (supported by relevant supplementary guidance).
Effective Land Supply	The part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration.
Established Land Supply	The total housing land supply including the effective housing land supply plus remaining capacity for sites under construction, sites with planning consent, sites in adopted local development plans and where appropriate other buildings and land with agreed potential for housing development.
Green Belt	Area of countryside around cities or towns which aims to prevent urban sprawl and inappropriate development.
Green Infrastructure	Green infrastructure is the use of ecosystems, green spaces and water in strategic land use planning to deliver benefits for people and nature and to add value to the economy by supporting sustainable growth. Green infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, floodplains, road verges, allotments and private gardens, as well as blue infrastructure such as sustainable urban drainage ponds, swales, wetlands, rivers and canals.
Green Network	Green networks are connected areas of green and blue infrastructure.
Green Network Priority Areas	Areas of greatest strategic importance for green network protection and enhancement.

## Glossary

Term	Description
Greenfield Land	Land in a settlement or rural area which has never been developed, or where traces of any previous development are now such that the land appears undeveloped.
Heat Mapping	Mapping showing heat demand and supply of heat used for buildings.
High Speed Rail	Type of rail transport that operates significantly faster than normal trains, typically over 125mph in the UK.
Housing Market Area	Geographical space in which people will search for housing and within which they are willing to move while maintaining existing economic and social relationships.
Housing Need and Demand Assessment (HNDA)	The evidence used as a basis for identifying future housing requirements to ensure suitable land is allocated through development plans.
Infrastructure	Public transport, roads, sewerage, water supply, schools, gas, electricity, telecommunications etc. which are needed to allow developments to take place.
Moratorium	The delay or suspension of an activity or law.
Natura site	Internationally important nature conservation sites designated under the Habitats and Birds Directives.
Place Standard	The Place Standard tool is an online resource providing a simple evaluation framework for evaluating places. It enables people to think about and discuss the physical and social elements of a place in a structured way.
Significant Business Cluster	Broad areas where similar or complementary uses operate.
Spin-outs	Businesses attempting to take ideas and inventions to market.
Supplementary Guidance	Guidance that can be adopted and issued by a strategic development planning authority in connection with a Strategic Development Plan, or by a planning authority in connection with a Local Development Plan. On adoption, any such guidance will form part of the development plan.

## Glossary

<b>Term</b>	<b>Description</b>
Thermal Generation	Steam driven power supply.
Windfall	A site which becomes available for development during the plan period which was not anticipated to be available when the plan was being prepared.
World Heritage Site	A site designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO) that are of outstanding universal value to humanity and have been inscribed on the World Heritage List to be protected for future generations to appreciate and enjoy.



## Supplementary Guidance

<b>Supplementary Guidance</b>	<b>Timescale</b>
Cross-Boundary Transport Contributions Framework	To be adopted within 1 year of approval of Strategic Development Plan
Edinburgh and West Cross-Boundary Green Network Framework	To be adopted within 1 year of approval of Strategic Development Plan
Edinburgh and East Cross-Boundary Green Network Framework	To be adopted within 1 year of approval of Strategic Development Plan

## Photographs



Photographs: 1. Queensferry Crossing Construction (Courtesy of Transport Scotland); 2. Central Scotland Green Network, Fife; 3. Quatermile, Edinburgh; 4. King's Park, Midlothian; 5. A90 Cycle Path (Courtesy of Sustrans); 6. Tram St Andrew Street, Edinburgh.

# SESplan

The Strategic Development Planning Authority  
for Edinburgh and South East Scotland



• EDINBURGH •  
THE CITY OF EDINBURGH COUNCIL

  
East Lothian  
Council

  
Fife  
COUNCIL

  
Midlothian

  
Scottish  
Borders  
COUNCIL

  
West Lothian  
Council

**Table 1. Schedule of changes to graphics (approved by SESplan committee) that still need to be made to SESplan Ratification Version prior to Proposed Plan Publication**

Section	Changes
Fig. 3.4	Symbols for new rail stations to be inserted at Levenmouth and at Cameron Bridge (between Windygates and Methilhill)
	Forth Coast Cluster symbol currently located near Kinghorn to be moved to its intended location of Burntisland (error correction)
	Symbology for Dunfermline Green belt to be changed to ensure that it stands out on the diagram (error correction)
Fig. 3.5	Currently reads 'Borders' an error introduced during recent graphics changes. This will be corrected to 'Scottish Borders'
Figure 4.1	Forth Coast Cluster symbol currently located near Kinghorn to be moved to its intended location of Burntisland
	Symbols for new rail stations to be inserted at Levenmouth and at Cameron Bridge (between Windygates and Methilhill)



# Action Programme

September 2016

## STRATEGIC DEVELOPMENT PLAN ACTION PROGRAMME – 2016 UPDATE

### List of Tables

Table number	Title	Page
Table 1.	Actions Completed Since SDP1 Action Programme September 2015	4
Table 2.	Column headings/ Legend for Action Table	4
Table 3	Action Table	5

## INTRODUCTION

### Purpose

The purpose of this Action Programme is to set out the key strategic actions needed to deliver the vision of the Strategic Development Plan for South-east Scotland. The SESplan Strategic Development Plan covers the City of Edinburgh, East Lothian, West Lothian, Midlothian, the Scottish Borders, and South Fife. Section 21 of the Planning etc. (Scotland) Act 2006 requires the Strategic Development Planning Authority (SDPA) to prepare an Action Programme that sets out how the authority expects to implement the Plan.

## **Outcomes**

The SESplan vision will be achieved by:

- Providing direction to local development plans – Local Development Plans in the city region have to be consistent with the Strategic Development Plan.
- Providing a context for decisions on planning applications – all planning applications have to be made in accordance with the development plan unless material considerations indicate otherwise
- Influencing investment plans and other strategic plans and strategies affecting the region.
- Identifying some specific actions that require the input and coordination of more than one local planning authority to deliver.

The delivery of this plan and the Local Development Plans that it seeks to direct, raises a number of issues that could be considered strategic. For example, many of the larger housing sites allocated in LDPs will not be able to be delivered without a substantial investment in new education provision. However, most of the actions to deliver the housing and infrastructure needed are already set out in the action programmes related to each of the local development plans in the city region.

This updated Action Programme will therefore focus on:

- Actions to deliver cross-boundary infrastructure and infrastructure of regional importance
- Action to help deliver national developments
- Actions that require the input and coordination of more than one local planning authority to deliver

## **Development of the Action Programme**

This Action Programme has been developed in consultation with the member authorities, The Scottish Government, Key Agencies and other public and private stakeholders. Many of the funding commitments in the plan will be dependent on future Government spending reviews and public and private sector finance. The City Region Deal proposal, currently the subject of negotiation with Scottish and UK Government, is also likely to have a key role to play in delivering SESplan's vision.

### **How will it be used?**

Organisations identified as having a Lead Role in carrying out an action will:

- Co-ordinate the planning, delivery and monitoring of the action
- Provide updates to SESplan on progress and funding where requested
- Advise SESplan on changes needed to the Action Programme related to that action
- Seek to ensure, in collaboration with others, that all relevant plans or strategies, (including investment strategies) support the delivery of the action

Organisations identified as having a Partnership Role in carrying out an action will:

- Provide the Lead Partner(s) with information on request
- Work closely with the lead partner to help plan, deliver and monitor the action
- Seek to ensure, in collaboration with others, that all relevant plans or strategies, (including investment strategies) support the delivery of the action

### **Monitoring and review**

This Action Programme will be republished at least every two years. The existing Action Programme, approved in September 2015, was prepared in the context of SDP1 and therefore this new Action Programme has been prepared to set out the actions specifically required for SDP2. In practice, the Action Programme will be used by SESplan and its partners as a 'live' high level project management tool, updating and publishing more frequently if significant changes are required.



## TABLES

Table 1. Actions Completed Since September 2015 [to be completed before publication]

Action	Progress

Table 2. Column headings/ Legend for Action Table

<b>Delivery Action</b>	Number [to be completed before publication] , title and description of individual actions <b><i>Italic:</i></b> Action associated with National Development <b><u>Underlined:</u></b> Actions that SESplan will play a leading role in coordination and delivery
<b>Timing</b>	Date range within which action likely to be implemented
<b>Lead/ Partners</b>	Lead partner highlighted in bold text
<b>Cost/Funding</b>	Indication of the cost of carrying out the action, the status and breakdown of funding and list of funding sources, where known. <b>Not applicable (n/a)</b> is used where actions can be implemented within current work programmes without significant additional funding required. <b>To be confirmed (t.b.c.)</b> is used where funding information will be sought prior to the next Action Programme update. <b>Unknown</b> is used where further studies will be required to produce cost estimates and these are not likely to be completed before the next Action Programme update.
<b>Progress</b>	Provides one of the following status updates <b>Underway/ Under construction</b> – the action is in the process of being implemented <b>Policy Support</b> – the action has support in plans and programmes other than the SDP <b>Proposed</b> – the action is proposed but has no formal commitment

**Table 3. Action Table**

The action table is structured around the three Delivery Themes in SESplan 2. A Place to Do Business (Grey), A Place for Communities (Red) and a Better Connected Place (Yellow).

	Delivery Action	Timing	Lead (Bold) /Partners	Cost/Funding	Progress
	<b>A Place to Do Business</b>				
1.	<p><b>City Region Deal</b></p> <p>Example proposals include a regional network of incubator facilities; regional collaboration to expand overseas trade; invest to protect and enhance the world famous culture and leisure assets in the region including the Edinburgh Festivals; developing advanced digital technology to support business and culture; developing a clear and integrated regional infrastructure strategy with all public sector partners; developing an integrated regional skills programme to increase opportunities for learning and development for everyone.</p>	2016-2030	<p><b>City Deal Partnership</b>, East Lothian Council, West Lothian Council, Scottish Borders Council, Midlothian Council, Fife Council, Universities, Colleges, private sector, third sector, UK Government, Scottish Government and agencies. A wide range of other public and private stakeholders and partners will be involved in delivery.</p>	<p>Ambition is to secure £2bn of funding. Estimated that an additional £3bn worth of private sector investment could be leveraged if the bid is successful.</p>	<p><b>Proposed</b></p> <p>Announcement that negotiations on a City Region deal will be commenced for South East Scotland City Region made in 2016 UK Budget.</p> <p>N.B. the City Region deal area also likely to include St Andrews and North-East Fife</p>
2.	<p><b>Edinburgh Airport Improvements:</b> Deliver enhanced facilities at Edinburgh Airport and supporting improvements in surface transport and other infrastructure as identified in NPF3, SESplan SDP and City of Edinburgh LDP.</p>	2016-2030	<p><b>Transport Scotland, Network Rail, Global Infrastructure Partners,</b></p>	<p>Costs of some interventions still t.b.c.</p>	<p><b>Underway</b></p> <p>2016 – Winter – Edinburgh Gateway Rail Station to open. Works progressing on schedule</p>

			<b>Edinburgh International Development Partnership , Edinburgh International Business Gateway Landowners, City of Edinburgh Council</b>		<p>2016 – <a href="#">2011 Airport Masterplan</a> to be updated by Global Infrastructure Partners.</p> <p>2017 – Edinburgh International Gateway – First phase plans for the £700m mixed use urban extension at Edinburgh International Business Gateway have been submitted by a consortium comprised of Murray Estates, New Ingliston, Frogmore and Salmon Harvester.</p> <p>International Business Gateway is supported by the Edinburgh tram running through the heart of the site.</p>
<b>3.</b>	<b><i>Enhanced High Voltage Energy Transmission Network</i></b> Needed to facilitate renewable electricity development and its export.	2016-2020	<b>Scottish Power Energy Networks</b>	t.b.c.	<b>Underway</b> Scottish Power operate the transmission network in the SESplan area.
<b>3A.</b>	<b><i>Carbon Capture and Storage Network and Thermal Generation</i></b> Explore options for a wider range of opportunities at Longannet and Cockenzie	2016-2020	<b>Scottish Power, Scottish Government, Fife Council, East Lothian Council</b>	t.b.c	<b>Proposed</b> East Lothian Council will prepare supplementary guidance for former Cockenzie site subject to review of National Planning Framework. Fife Council are leading on Longannet taskforce.
<b>4.</b>	<b><u>Cross-boundary Windfarm Working Group</u></b> A working group will be established to explore the potential for a plan-led approach to identifying strategic capacity for wind farms and re-powering opportunities (i.e. replacing old turbines with new	2016-2020	<b>SESplan, East Lothian Council, Scottish Borders Council, Midlothian Council, West</b>	n/a	<b>Proposed</b> Scottish Natural Heritage has published <a href="#">guidance on Decommissioning and Restoration Plans for</a>

	ones) in areas where there are likely to be cross-boundary effects. The geographic scope of this group to be decided by the working group		Lothian Council, Scottish Natural Heritage, Scottish Environmental Protection Agency		<a href="#">wind farms</a> which is relevant to issues related to repowering
5.	<b><i>Additional Freight Handling Capacity on the Forth (Rosyth)</i></b> Create multimodal container terminal facilities with deep water access and improved supporting port, road and rail infrastructure.	2016-2030	<b>Fife Council, Scottish Environmental Protection Agency, Babcock, Forth Ports, Scottish Government</b>	t.b.c.	<b>Underway</b> Work in connection with the Marine Licence application, including the preparation of an updated Environmental Impact Assessment (EIA), is progressing
6.	<b><u>Minerals– Aggregate Resources Review.</u></b> Establish a Minerals Working Group to review the aggregate resources of the city region (based on either Scottish Government minerals survey data or locally sourced information) to ensure there is a sufficient aggregates land bank of permitted reserves for construction aggregates of at least 10 years.	2016-2018	<b>SESplan member authorities</b>	n/a	<b>Proposed</b>
<b>Better Connected Place</b>					
7.	<b><u>Complete Cross Boundary Transport Appraisal</u></b> Appraisal identifying cumulative and cross boundary impacts of development on strategic transport network. Models impact of development associated with SDP1 and emerging LDPs. Will identify measures and interventions that could be developed to mitigate impacts of development.	2016	<b>Transport Scotland, SESplan member authorities, City of Edinburgh Council, Fife Council, Midlothian Council, East Lothian Council, West Lothian Council, Scottish Borders Council</b>	c. £140K Funded by Scottish Government	<b>Underway</b> Appraisal work underway. Reports due Autumn 2016
8.	<b><u>Complete Strategic Development Plan Transport</u></b>	2016	<b>SESplan, Transport</b>	c. £14K	<b>Underway</b>

	<p><b>Appraisal (SDP2 Transport Appraisal)</b> Appraisal identifying additional impacts of development as a result of additional development required by SDP2 Housing Supply Targets</p>		<p>Scotland, City of Edinburgh Council, Fife Council, Midlothian Council, East Lothian Council, West Lothian Council, Scottish Borders Council</p>	<p>Funded by SESplan member authorities</p>	<p>Appraisal of impacts as a result of additional development required in City of Edinburgh is complete. Further appraisal work required when Cross Boundary Appraisal is complete.</p>
<p>9.</p>	<p><b><u>Cross-boundary Transport Contributions Framework</u></b></p> <p>Produce supplementary guidance "Cross Boundary Transport Contributions Framework" that will set out a framework for requesting contributions towards infrastructure to mitigate the cumulative and cross boundary impacts of additional traffic generated from new developments. Guidance will set out:</p> <ul style="list-style-type: none"> <li>• The detailed location and boundaries of the contribution zones within which the contributions will be required. These zones will be identified at locations within the Growth Corridors and the City Region Core where developments are most likely to contribute to traffic hot-spots</li> <li>• The specific infrastructure to be funded</li> <li>• The method for calculating the contributions required</li> <li>• How, when and to whom payments should be made</li> </ul>	<p>2016-2019</p>	<p>SESplan, Transport Scotland, City of Edinburgh Council, Fife Council, Midlothian Council, East Lothian Council, West Lothian Council</p>	<p>t.b.c</p>	<p><b>Proposed</b> Framework to be developed following completion of Cross Boundary Transport Appraisal.</p>

<b>10.</b>	<b>Edinburgh/Glasgow rail improvements:</b> <ul style="list-style-type: none"> <li>• Electrification of Edinburgh/Glasgow Queens Street line</li> <li>• Increase in capacity and reduction in journey times of trains between Edinburgh and Glasgow Queen Street: and</li> <li>• Further improvements will be set out in stage 2</li> </ul>	2016-2019	<b>Network Rail, Transport Scotland, Abellio Scotrail</b>	1 <sup>st</sup> stage Funded	<b>Under construction</b> Completion expected in 2019. Stage 2, to be developed in 2020's, may include Dalmeny Chord allowing Edinburgh-Glasgow trains to stop at Edinburgh Gateway Station.
<b>11.</b>	<b>East Coast Mainline Improvements</b> Ongoing improvements to the East Coast Mainline and potential future improvements. Linked to capacity and platform improvements works at Edinburgh Waverley station.	2016-2030	<b>Network Rail, Transport Scotland</b>	t.b.c.	<b>Underway</b> Potential initial list of suggest improvements set out in <a href="#">Network Rail Scotland Route Study</a> .
<b>11A.</b>	<b>Four line section of track between Blindwells and Drem</b> Capacity improvements and allows for new station to serve Blindwells development (see action 36)	2024-2030	<b>Network Rail, Transport Scotland East Lothian Council</b>	t.b.c	<b>Proposed</b> No commitment and further appraisal required
<b>12.</b>	<b>Edinburgh-Glasgow via Shotts Line Electrification</b> Electrification of 75 km of the Shotts Line between Holytown and Midcalder junctions. Will allow for faster services, including potential Edinburgh-Livingston-Glasgow Central express service	2016-2019	<b>Network Rail, Transport Scotland, Abellio Scotrail</b>	Funded	<b>Underway</b> Preparation work underway.
<b>13.</b>	<b>Winchburgh Rail Station</b> New station to support ongoing development in the Winchburgh Core Development Area.	2016-2019	<b>Network Rail, Transport Scotland, SEStran, Abellio Scotrail, West Lothian Council.</b>	Developer funded	<b>Underway</b> Design work on new stations is underway. New service and stops are included as part of recent Franchise award. Timetable details to be confirmed.
<b>14.</b>	<b>Winchburgh M9 Junction</b> New Junction on M9 supporting ongoing development in the Winchburgh Core Development Area.	2024-2030	Transport Scotland, West Lothian Council [lead t.b.c]	Developer funded	<b>Policy support</b>
<b>15.</b>	<b>M9 Junction 3 Upgrade</b>	2018-	Transport Scotland,	Developer funded	<b>Policy support</b>

	Development of Westbound slips on Junction East of Linlithgow.	2030	West Lothian Council [lead t.b.c]		
16.	<b>East Linton and Reston Rail Stations</b> New stations on East Coast Mainline supported by a new two-hourly service between Edinburgh and Berwick.	2018-2030	<b>Network Rail,</b> Transport Scotland, Abellio Scotrail, SEStran, East Lothian Council, Scottish Borders Council	Funding for design work by East Lothian Council and Scottish Borders Council	<b>Underway</b> Initial design work on new stations has been completed. New services and stations are included as priced options in the recent franchise.
17.	<b>Levenmouth Rail Link</b> Re-open rail line and new stations at Leven and Cameron Bridge for a passenger service.	2018-2030	<b>Fife Council,</b> <b>Transport Scotland,</b> Network Rail, SEStran, Abellio Scotrail	t.b.c	<b>Policy support</b> Fife Council has approved the findings and recommendations of the Levenmouth Scottish Transport Appraisal Guidance. This has been submitted to Transport Scotland for their consideration and approval of the recommendations. Following this Fife Council will engage with Network Rail to undertake the GRIP process.
18.	<b>Edinburgh Cross-rail Services</b> New cross-Edinburgh services and suburban rail capacity enhancements	2018-2030	Network Rail, Abellio Scotrail, SEStran	Unknown	<b>Policy support</b> Supported by SEStran. Fife - Edinburgh - Borders Rail services have been introduced.
19.	<b>Dunfermline Northern Relief Road and Western Distributor Road</b> Road improvements required to deliver planned housing and employment growth in Dunfermline	2016-2030	<b>Fife Council</b>	Funding to be secured through planning permission and legal agreements.	<b>Policy support</b> Policy support in FIFEplan
20.	<b>Newbridge Junction Upgrade:</b> Public transport improvements, incl. Edinburgh bound bus lane to roundabout. Safeguards included in emerging Edinburgh LDP	2016-2030	<b>Transport Scotland,</b> South East Scotland Transport, City of Edinburgh Council,	t.b.c	<b>Underway</b> A joint study looking at options for improving public transport services through junction has been

			West Lothian Council		completed, and new computerised junction control in place. New bus lanes on the A89 and A8 is also supported but no funding identified.
21.	<p><b>Improvements on trunk road approaches to Edinburgh including Junction Upgrades and Non-Car Alternatives</b></p> <p>This may include upgrades to junctions on the M9, M8, M90, A1, A71, A68, A89 and A8 and could include upgrades to strategic cycle routes as non-car alternatives.</p>	2018-2030	<b>SEStran, Transport Scotland, SESplan Member Authorities</b>	Unknown	<p><b>Proposed</b></p> <p>List of improvements will be generated based on evidence from the Cross Boundary Transport Appraisal and the Transport Appraisal of the Strategic Development Plan</p>
22.	<p><b>Park and Ride Sites:</b></p> <ul style="list-style-type: none"> <li>• Extensions - Ingliston, Hermiston and Sheriffhall sites</li> <li>• Potential new sites - Gilmerton Road (City of Edinburgh Council area); Lasswade Road (City of Edinburgh Council area); North A68/A720 junction (Midlothian area); Lothianburn A702/A720; Rosyth; Broxburn; Heartlands (Whitburn); Winchburgh (new M9 Junction) Linlithgow (coach park and ride); Winchburgh rail station; Tranent &amp; Blindwells to link with public transport options, including orbital bus routes</li> <li>• Park and Rail at proposed Halbeath Rail Halt</li> </ul>	2016-2030	<b>SEStran, City of Edinburgh Council, Fife Council, West Lothian Council, Midlothian Council, Network Rail, Transport Scotland</b>	t.b.c Various levels of commitment. Some funding will be raised through developer contributions.	<p><b>[ progress on individual sites to be confirmed prior to publication]</b></p> <p>Land secured for Hermiston Extension. Rosyth Park and Ride has planning consent. Heartlands Park and Ride has planning consent.</p>
23.	<p><b>A701 and A702 improvements</b></p> <p>Relief road for A701 with link to A702</p>	2018-2030	<b>Midlothian Council</b>	t.b.c	<b>Policy support</b>
24.	<p><b>A801 Improvements</b></p> <p>Carriageway improvements and new viaduct to improve links between Grangemouth and the M8</p>	2018-2030	<b>West Lothian Council, Falkirk Council</b>	t.b.c To be funded by development	<b>Policy support</b>
25.	<p><b>A92 Junction Improvements</b></p> <p>Improvements to roundabouts on A92 around</p>	2018-2030	<b>Fife Council</b>	t.b.c To be funded by	<b>Policy support</b> Further appraisals required.



	Kirkcaldy and Glenrothes. Includes works to Redhouse Roundabout			development	
26.	<b>West Edinburgh infrastructure improvements:</b> Upgrade of A8 dumbbells (two roundabouts linked by a bridge or underpass) and Eastfield Rd, Gogar link road (through International Business Gateway site connecting airport to Gogar roundabout), upgraded junctions, International Business Gateway tram halt and bus priority measures.	2016-2030	<b>Edinburgh International Development Partnership</b> comprising Scottish Government, Scottish Enterprise, Transport Scotland, City of Edinburgh Council, Edinburgh Airport, RHASS, private landowners	In excess of £56m	<b>Policy support</b> Policy support in Rural West Edinburgh Local Plan and Proposed LDP. Application for International Business Gateway phase 1 submitted with transport study.
27.	<b>A1 Junction Improvements:</b> Improvements to junctions on A1(T) in East Lothian to accommodate development in East Lothian LDP. Does not cover Old Craighall which will be assessed under Cross-Boundary Transport Appraisal.	2018-2030	<b>Transport Scotland, East Lothian Council, Developers.</b> [Lead t.b.c prior to publication]	Unknown	<b>Proposed</b> More detail will be set out in East Lothian LDP Transport Appraisal.
27A	<b>New A1(T) Junction at Adniston</b> The potential for a new trunk road interchange on the A1(T) at Adniston to facilitate further development in the area including the potential for an eastern by-pass of Tranent, will be investigated.	2024-2030	<b>Transport Scotland, East Lothian Council, Developers</b>	Unknown	<b>Proposed</b> Further investigation appraisal work is required.
28.	<b>A720 Improvements</b> Potential junction improvements and non-car alternatives that will be required to mitigate impact of development on movement along radial	2018-2030	<b>Transport Scotland, City of Edinburgh Council, East Lothian, Midlothian</b>	Unknown	<b>Proposed</b> No committed interventions yet. Cross Boundary Transport Appraisal to inform prioritisation process.

	routes to, and orbital routes around Edinburgh.		Council		
29.	<b>Edinburgh Orbital Bus and Associated Park and Ride</b> Part dedicated bus route supporting orbital movement around Edinburgh with supporting park & ride infrastructure.	2018-2030	SEStran, City of Edinburgh Council, Midlothian Council, East Lothian Council, Transport Scotland	Unknown	<b>Proposed</b> Supported by SEStran led appraisal complete but no commitment or funding. Policy support in SDP and RTS.
30.	<b>Strategic Walking and Cycling Routes: Functional Routes</b>				
30a.	<b>Glenrothes - Kirkcaldy</b> Connects major towns with strategic centres.	2018-2030	Fife Council, SEStran, Sustrans, SNH	Unknown	<b>Proposed</b>
30b.	<b>Dunfermline - Edinburgh</b> Would connect settlement, expansion areas and employment centres along the A90 corridor which suffers from significant congestion. Good quality off-road route exists between Edinburgh and southern Bridgehead but there is no quality provision between Dunfermline and Rosyth.	2018-2030	Fife Council, City of Edinburgh Council SEStran, Sustrans, SNH	Unknown	<b>Proposed</b> No current commitment to undertake work between Dunfermline and Rosyth
30c.	<b>A89/A8</b> Would connect settlement, expansion areas and employment centres along A8/A89 corridor which suffers from significant congestion. Off-road route exists between Bathgate and Broxburn along A89. Some sections in City of Edinburgh area are narrow, poorly surfaced and need upgrading.	2016-2030	City of Edinburgh Council, West Lothian Council, SEStran, Sustrans, SNH	t.b.c.	<b>Underway</b> Route safeguarded from Harthill to Bathgate. Works underway at Gogar interchange as part of Edinburgh Gateway Station works, forming a hub and providing additional safe crossing point of A8. Upgrade of surface and width along A8 commenced 2015/16, further work planned for 2017/18.
30d.	<b>A71 Separated Route</b> Current proposal for high quality separated new route along the route of the A71 from West Calder to Edinburgh. Would provide a safe route along	2016-2030	City of Edinburgh Council, West Lothian Council, SEStran, Sustrans,	t.b.c.	<b>Underway</b> West Lothian Council have appointed AECOM to undertake route study. City of Edinburgh

	this busy road corridor.		Transport Scotland, SNH		examining potential of enhancements along Calder Road.
30e.	<b>Edinburgh - Penicuik</b> Connects existing settlements, growth areas, Straiton Commercial Centre and Science and Knowledge Cluster along commuter heavy A701 corridor	2018-2030	<b>Midlothian Council,</b> City of Edinburgh Council, SEStran, Sustrans, Transport Scotland, SNH	t.b.c.	<b>Proposed</b> Support for different parts of route connecting settlements along A701 in Midlothian LDP.
30f.	<b>Edinburgh - Gorebridge</b> New route from Gorebridge to Dalkeith via Newtongrange, Mayfield and Easthouses, with a safe crossing at Sheriffhall and on to Edinburgh. Potentially including A7 urbanisation work. Connects settlements, major growth areas and major employment locations.	2018-2030	<b>Midlothian Council,</b> City of Edinburgh Council, SEStran, Sustrans, Transport Scotland, SNH	t.b.c.	<b>Policy support</b> Support for different parts of routes connecting settlements along A701 in Midlothian LDP.
30g.	<b>A1/A199</b> Spinal through the centre of East Lothian broadly following the A1 corridor and the route of the A199. Links existing settlements employment sites and housing growth areas (including Queen Margaret University, Wallyford and Blindwells).	2016-2030	<b>East Lothian Council, City of Edinburgh Council,</b> SEStran, Sustrans, Transport Scotland, SNH	t.b.c.	<b>Underway</b> East Lothian Council have appointed Ironside Farrar to undertake route study
30h.	<b>Edinburgh Orbital Route</b> Proposed route following the Edinburgh bypass (A720). Sections would include route along former railway path between Straiton and Shawfair. Proposed linking with Gyle and A90 at Barnton. Could be developed as part of Orbital Bus proposal.	2018-2030	<b>City of Edinburgh Council, East Lothian Council, Midlothian Council,</b> SEStran, Sustrans, Transport Scotland, SNH	t.b.c.	<b>Proposed</b> No detail appraisal work undertaken at this stage. Sustrans plan to construct Straiton to Shawfair path within the next 2 years.
<b>31.</b>	<b>Strategic Walking and Cycling Route Recreational Routes</b>				
31a.	Pilgrims Way – Culross & North Queensferry to St Andrews	2016-2030	<b>SESplan Member Authorities,</b> Sustrans, SEStran, SNH	Unknown	[ progress on individual sites to be confirmed prior to publication]
31b.	John Buchan Way Extension to Clyde Walkway	2016-	<b>SESplan Member</b>	Unknown	[ progress on individual sites to be

		2030	<b>Authorities,</b> Sustrans, SEStran, SNH		confirmed prior to publication]
31c.	Tweed Cycleway Peebles to Kelso	2016-2030	<b>SESplan Member Authorities,</b> Sustrans, SEStran, SNH	Unknown	Innerleithen to Walkerburn completion due in 2019
31d.	River Tyne Walkway Extension from Haddington to Vogrie Country Park	2016-2030	<b>SESplan Member Authorities,</b> Sustrans, SEStran, SNH	Unknown	[ progress on individual sites to be confirmed prior to publication]
32.	<b>High Speed Rail</b> Linking Edinburgh and Glasgow city centres with London and offering good connections to the rest of the rail network.	2016-2038	<b>Scottish Government</b>	Unknown	<b>Policy support</b> National policy support. An extended a joint study between Transport Scotland, the Department for Transport and HS2 Ltd, into bringing HS2 further and faster into Scotland is expected to report in 2016.
33.	<b>A1 Dualling between Dunbar and Berwick Upon Tweed</b> Proposal to complete dualling of the A1 within Scotland creating a better connection along East Coast.	2018-2038	<b>Scottish Government</b>	t.b.c.	<b>Policy support</b> Local policy support but no current support or commitment from Scottish Government. Further appraisal work required. Department of Transport is committed to the important work on the A1 between Newcastle and the Border dualling 13 miles of the single carriageway in Northumberland.
34.	<b>Borders Railway Extensions to Hawick and Carlisle</b>	2018-2038	<b>Transport Scotland, Scottish Borders Council, Abellio</b>	Unknown	<b>Policy support</b> All partners are committed to scoping potential further feasibility

			Scotrail, Network Rail, SEStran, Carlisle City Council and Dumfries & Galloway Council		work in relation to extending the Borders Railway line towards Hawick and Carlisle, including turning options at and beyond Tweedbank. It is envisaged that pre-feasibility work in relation to extending the Borders Railway will be initiated in 2016.
<b>35.</b>	<b>Dunfermline-Alloa Passenger Rail Link</b> Create sustainable connection between Alloa and Dunfermline using existing track.	2018-2038	Transport Scotland, Fife Council, Clackmannanshire Council	Unknown	<b>Policy support</b> Local policy support but no current support or commitment from Scottish Government.
<b>36</b>	<b>Blindwells Rail Station</b> New rail station to support sustainable development of new settlement.	2018-2038	Transport Scotland, Network Rail, East Lothian Council	Unknown	<b>Policy support</b> Policy support in emerging East Lothian LDP but no current support or commitment from Scottish Government.
<b>37.</b>	<b>Edinburgh Tram Extensions</b>				
37a.	St Andrew Square to Newhaven - Needed to support significant scale of development at Leith and Waterfront	2016-2030	<b>City of Edinburgh Council</b>	No funding in place. Developers along tram routes would be expected to contribute.	<b>Policy support</b> Council has approved in principle and period of site investigation and procurement underway over next year. Firm commitment still to be confirmed.
37b.	Newhaven to Granton - Needed to support significant scale of development at Waterfront	2018-2030	<b>City of Edinburgh Council</b>	No funding in place. Developers along tram routes would be expected to contribute.	<b>Policy support</b> Rights to start construction extend to March 2021. City of Edinburgh Council approved a report in March agreeing to compulsory purchase the land before the rights expire. Other routes have policy support only.
37c.	Ingliston Park & Ride to Newbridge	2018-2030	<b>City of Edinburgh Council</b>	No funding in place. Developers along tram routes would	

				be expected to contribute.	
37d.	City Centre to Edinburgh BioQuarter, Newcraighall and Queen Margaret University	2018-2030	<b>City of Edinburgh Council</b>	No funding in place. Developers along tram routes would be expected to contribute.	<b>Policy support</b>
37e.	Roseburn to Granton	2018-2030	<b>City of Edinburgh Council</b>	No funding in place. Developers along tram routes would be expected to contribute.	<b>Policy support</b>
<b>Place for Communities</b>					
37.	<u><i>Supplementary Guidance for Cross-boundary Green Networks 1. Edinburgh &amp; East</i></u>	2016-2019	<b>SESPlan, Scottish Natural Heritage, City of Edinburgh Council, Midlothian Council, East Lothian Council, Forestry Commission Scotland, Scottish Environmental Protection Agency, Lothian and Fife Green Network Partnership, Sustrans</b>	t.b.c.	<b>Proposed</b> Technical Paper on SESplan Green Networks Published 2015
38.	<u><i>Supplementary Guidance for Cross-boundary Green Networks 2. Edinburgh &amp; West</i></u>	2016-2019	<b>SESPlan, Scottish Natural Heritage, City of Edinburgh Council, West Lothian Council,</b>	t.b.c.	<b>Proposed</b> Technical Paper on SESplan Green Networks Published 2015

			Forestry Commission Scotland, Scottish Environmental Protection Agency, Lothian and Fife Green Network Partnership, Sustrans		
<b>39.</b>	<p><b><i>Cross Boundary Green Network Framework for the Green Network Priority Areas that do not cross boundaries.</i></b></p> <p>Note: Scottish Borders is not italicised since it was not selected as part of the Central Scotland Green Network National Development.</p> <p><i>Dunfermline North &amp; East Ore Valley Kirkcaldy Gateways Levenmouth &amp; Coast</i></p>	2016-2024	<b>Fife</b> , Scottish Natural Heritage, Forestry Commission Scotland, Lothian and Fife Green Network Partnership, Scottish Environmental Protection Agency	t.b.c.	<b>Underway</b> Green Networks in Fife – FIFEplan Background Paper setting out recommendations as to how green networks should be spatially defined and assessed for inclusion in the Fife LDP.
	<i>Linlithgow</i>	2016-2024	<b>West Lothian Council</b> , Scottish Natural Heritage, Forestry Commission Scotland, LFGNP, Scottish Environmental Protection Agency	t.b.c.	<b>Proposed</b>

	<i>Polkemmet &amp; Breich Water</i>	2016-2024	<b>West Lothian Council</b> , Scottish Natural Heritage, Forestry Commission Scotland, Lothians and Fife Green Network Partnership, Scottish Environmental Protection Agency	t.b.c.	<b>Proposed</b>
	<i>Forth Shores</i>	2016-2024	<b>City of Edinburgh Council</b> , Scottish Natural Heritage, Forestry Commission Scotland, Lothians and Fife Green Network Partnership, Scottish Environmental Protection Agency	t.b.c.	<b>Proposed</b>
	Scottish Borders	2016-2024	<b>Scottish Borders Council</b> , Scottish Natural Heritage, Forestry Commission Scotland, Scottish Environmental Protection Agency	t.b.c.	<b>Policy support</b> Scottish Borders Council intends to produce Supplementary Guidance
<b>40.</b>	<b>Monitor SESplan Housing Land Supply</b>	2016-	<b>SESplan, SESplan</b>	n/a	<b>Underway</b>



	SESplan and SESplan member authorities will work with Homes for Scotland to develop standards for the preparation of Housing Land Audits. Prepare an annual housing audit including information on the housing land supply and other factors such as completions and significant appeal decisions in consultation with Homes for Scotland.	2030	<b>member authorities, Homes for Scotland</b>		
<b>41.</b>	<b><u>Monitor need for specialist housing provision.</u></b> SESplan member authorities will work together through the South-east Scotland Housing Forum to update housing need information for communities with specialist housing needs.	2016-2030	<b>SESplan member authorities</b>	n/a	<b>Proposed</b>
<b>42.</b>	<b><u>Review Remit and Purpose of SESplan Housing Market Partnership</u></b> Review the remit and purpose of SESplan Housing Market Partnership. Consider whether the remit could be expanded to include additional joint action to support the rate of market and affordable housing delivery.	2016-2018	<b>SESplan member authorities, Homes for Scotland, SESplan Housing Market Partnership</b>	n/a	<b>Proposed</b>

# Planning Committee

10:00am, Thursday, 11 August 2016

## Legacy Planning Applications - Update

<b>Item number</b>	6.1
<b>Report number</b>	
<b>Executive/routine</b>	Executive
<b>Wards</b>	All

### Executive Summary

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The purpose of this report is to update the Committee on the new procedure for dealing with legacy planning applications approved on 15 June 2015.

The new procedure put forward arrangements to reduce delays in concluding legal agreements before planning permission decision notices could be issued and so improve the Council's performance figures.

The report also informs the Committee on progress in removing non-legal agreement cases from the system.

### Links

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<b>Coalition Pledges</b>	P8, P17
<b>Council Priorities</b>	CO7, CO19
<b>Single Outcome Agreement</b>	SO1

## Legacy Planning Applications - Update

### 1. Recommendations

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- 1.1 It is recommended that the Committee:
  - 1.1.1 Notes progress on dealing with legacy applications.

### 2. Background

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- 2.1 In February 2015, the Committee requested a report on procedures for dealing with legacy planning applications. The proposed procedure was agreed by Committee on 15 June 2015 with a requirement that a progress report is submitted to Committee one year later.
- 2.2 The new procedure involves sending an interim decision notice to the applicant for every post 15 June 2015 application which is minded to grant subject to a legal agreement. This notice requires that the legal agreement be concluded within 6 months. If this does not happen in practice, it was proposed that the report will be sent back to committee with a likely recommendation that the application be refused. The 6 month period to conclude the legal agreement would only be extended in exceptional circumstances and at the Head of Service's discretion.
- 2.3 In addition, there was a requirement that a standard letter should be sent to applicants of all pre 15 June 2015 applications less than a year old advising that there was now 6 months to conclude the legal agreement. Again, if this does not happen in practice, the report would be sent back to committee with a likely recommendation that the application be refused. Those cases that are over one year old would be re-assessed. All cases which did not raise new material planning considerations would be advised that they have 6 months to enter into an agreement. Those that need to be reconsidered as a result of more up- to-date development plans, changes to policies and guidance revisions would be reported to Committee.
- 2.4 Finally, the report stated that an annual legacy exercise should be undertaken on dormant planning applications over three years old. All cases should be written to asking whether the application can be confirmed as withdrawn. When they are ten years old they should be automatically withdrawn.

### 3. Main report

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#### **Legacy Planning Applications**

- 3.1 A legacy planning application is defined as one which is more than one year old. The Scottish Government urges planning authorities to remove legacy applications from the system and in 2015 introduced this as a headline indicator in the Planning Performance Framework. In April 2015, there were 203 legacy cases over a year old and in April 2016, there were 163 legacy cases over a year old so there is some progress reducing the number of cases.
- 3.2 There are a number of reasons why planning applications may be over a year old. These can be summarised as follows:
- The application has been subject to a legal agreement and this has not been concluded;
  - Further information is required to complete the assessment such as a bat survey, a noise assessment or financial viability information;
  - Administrative errors. In some cases the decision notice has been issued but the back office system has not been updated;
  - The applicant does not want their application withdrawn; and
  - There is insufficient documentation to allow the decision to be issued.
- 3.3 The clearance of legacy cases is a rolling programme with old legacy cases being removed and new ones added as they become a year old. For instance, the 163 cases which were over one year old at April 2016 had reduced to 143 in June 2016 but 15 new cases had been added. Just over half the cases relate to delays concluding legal agreements on planning permission and planning permission in principle (see below).

#### **Legacy Planning Application - non-legal agreement cases**

- 3.4 Significant work has been undertaken to remove non-legal agreement cases from the system over the last year. This includes:
- 37 listed building legacy cases have been either withdrawn or decision letters issued. There are currently 7 cases outstanding;
  - 10 certificate of lawfulness cases have been confirmed as granted and the system updated. However, there are still 16 cases where the Legal and Risk team have been unable to confirm that the certificates have been issued, so an exercise will have to be undertaken with the applicants to confirm that they have received them before the cases can be closed off.
  - 11 planning permission/planning permission in principle cases have been either withdrawn or decision letters issued. There are still around 37 cases that are legacy applications.

- There are 12 applications where the applicant has either declined to withdraw the application (a warning letter is always sent) or where the case officer has advised that negotiations are continuing. These cases are under review.
- There are 25 further cases that are being further investigated before withdrawal letters are sent out or where investigations have not yet started.

### **Legacy Planning Applications – legal agreement cases**

- 3.5 Currently there are around 83 legal agreement cases which are over one year old. Work has been ongoing to implement the new procedure for legal agreement legacy cases agreed in June 2015. The interim decision letter is sent for every legal agreement case and 6 months is given to conclude the legal agreement. Between 15 June 2015 and 22 June 2016, 74 interim decision letters have been issued. Of the 45 issued in 2015, 15 have had legal agreements concluded within the 6 months. Those issued in 2016 are still in their 6 month period. 21 cases from 2015 have been flagged as being beyond the 6 month period for concluding the legal agreement. No applications have yet been returned to Committee for further consideration from these cases.
- 3.6 Letters have also been issued on pre 15 June 2015 cases less than 1 year old giving 6 months for the legal agreement to be concluded. Legal agreements have either been issued or are in the process of being negotiated for all of these.
- 3.7 Limited progress has been made with older legal agreement cases which number approximately 62. Three applications dating from June 2012 to June 2014 have been re-assessed and have returned to Committee:
- Granton Walled Garden - it was reported to Committee on 29 July 2015 that the proposal could not be re-assessed under the new procedure because the education infrastructure requirements across Granton Waterfront had not been completed. The two duplicate applications have now been withdrawn;
  - Greendykes North - this was re-assessed at Committee on 29 July 2015 and the legal agreement was concluded 3 months later; and
  - Newcraighall Road - this was re-assessed 29 July 2015 and the decision was issued on 7 September 2015.
- 3.8 Withdrawal letters have been sent for half of cases from before June 2012 (40 cases) and three legal agreements have been concluded as a result of these. The remaining cases have still to be progressed.

3.9 Overall, the new procedure on legacy cases has had limited impact on clearing older legacy cases with legal agreements but has helped to focus on deadlines with newer cases. Delays in meeting the six month deadline are down to a number of factors:

- The high volume of legal agreements means the processing of these agreements is resource intensive. Whilst most are outsourced to private legal practices, the conclusion of the legal agreement is dependent on input from the case officer. Most case officers focus on current cases than looking at older ones which may not be active;
- Many of the cases that have not met the 6 month deadline are being actively progressed and reporting them back to Committee would be counter-productive. The focus in Edinburgh is on delivering sustainable economic growth and it is a priority to get this money in to meet the Council's infrastructure requirements; and
- Sometimes the delay is on the Council's side in responding to the requests for information from the drafting solicitor. This is due to the volume of casework and the preparation of Committee reports which is a time bound process which must be prioritised.

#### **Legal Agreement Performance**

3.10 Performance on legal agreements is monitored every month. The table below sets out performance timescales over the last 3 years:

Year	0-6 months	6 months – 1 year	1-2 years	2+ years
2013-14	47	6	4	15
2014-15	30	6	7	7
2015-16	27	22	2	6

3.11 There is no evidence that legal agreements are being concluded quicker and so leading to improvements in planning performance as predicted in the previous report to Committee.

#### **Conclusions**

3.12 It is not proposed to make any changes to the procedures at this stage. The introduction of a letter emphasising the 6 month period for conclusion of the legal agreement does provide a motivation for applicants and emphasises the option of reconsideration of the proposals by Committee if progress is not maintained.

- 3.13 The main challenge is finding a methodology for deciding which cases to return to Committee and a relatively straightforward means of doing this. Further proactive monitoring will be undertaken over the next year. Cases will be identified in a rolling programme and team managers will be requested to identify those that should return to Committee for a decision. The case officer will then be responsible for arranging a short returning report for Committee consideration.

#### **4. Measures of success**

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- 4.1 A responsive planning process where legal agreements are concluded quickly and old cases are removed from the system to make it more efficient.

#### **5. Financial impact**

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- 5.1 There is no direct financial impact arising from this report.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council.

#### **7. Equalities impact**

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- 7.1 An Equalities and Rights Impact Assessment has been carried out. The impacts are summarised below:

7.1.1 The efficient processing of planning applications and, in particular, the quick conclusion of legal agreements can make a valuable contribution to meeting the City's infrastructure requirements and so improve standards of living and through contributions to affordable housing, for example, reduce issues of poverty and health inequality;

7.1.2 The procedure for dealing with legacy applications can foster good relations by promoting understanding of planning processes and the expected outcomes from them; and

7.1.3 There are no other identified impacts.

#### **8. Sustainability impact**

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- 8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below:

8.1.1 The proposals in this report will have no impact on carbon emissions because the report deals with the statutory planning process;

8.1.2 The proposals in this report will have no effect on the city's resilience to climate change impacts because the report deals with the statutory planning process; and

8.1.3 The proposals in this report will help achieve a sustainable Edinburgh because it will help facilitate the delivery of sustainable economic growth.

## 9. Consultation and engagement

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9.1 There has been no consultation or engagement on this report as it is a factual update relating to planning application processing.

## 10. Background reading/external references

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10.1 [Legacy Planning Applications Report 15 June 2015](#)

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## 11. Links

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<b>Coalition Pledges</b>	P8 – Make sure the city's people are well housed, including encouraging developers to build residential communities, starting with brown field sites.  P17 – Continue efforts to develop the city's gap sites and encourage regeneration.
<b>Council Priorities</b>	CO7 – Edinburgh draws new investment in development and regeneration  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
<b>Single Outcome Agreement</b>	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all
<b>Appendices</b>	None



# Planning Committee

10:00am, Thursday, 11 August 2016

## Review of the Scottish Planning System – progress report and the next steps

Item number	7.1
Report number	
Executive/routine	Routine
Wards	All

### Executive Summary

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The review of the Scottish planning system is continuing to make progress with a programme to deliver change now emerging. The independent review panel has reported on its findings and made a series of detailed recommendations. Scottish Ministers have now responded to the panel's report and set out a number of immediate actions, the scope for future reforms and details of a proposed White Paper.

This report sets out a summary of the findings from the independent review panel, its recommendations and the Scottish Ministers' response and next steps. The written evidence to the panel from this Planning Authority was agreed by Planning Committee on 3 December 2015.

### Links

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Coalition Pledges	
Council Priorities	CO25
Single Outcome Agreement	

## Review of the Scottish Planning System – progress report and the next steps

### 1. Recommendations

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- 1.1 It is recommended that the Committee:
  - 1.1.1 Notes the outcomes of the independent panel's review; and
  - 1.1.2 Notes the Scottish Ministers' response to the review and their recommendations for future reforms to the planning system in Scotland.

### 2. Background

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- 2.1 In September 2015, an independent panel chaired by Crawford Beveridge was appointed by Scottish Ministers to review the Scottish planning system. Panel members included Petra Biberbach and John Hamilton. The panel gathered evidence from a wide range of organisations and individuals to inform the review.
- 2.2 The panel was tasked with 'providing a root and branch review and encouraged to explore 'game-changing ideas for radical reform of the system'. The panel was asked to consider the strengths and weaknesses of the current planning system and to explore ideas to improve planning in six key areas: development planning; housing delivery; planning for infrastructure; development management; leadership, resources and skills; and public engagement.
- 2.3 The Council as Planning Authority submitted written evidence on the review based on issues of importance to Edinburgh such as development planning, housing delivery, planning for infrastructure, community engagement and resources.
- 2.4 The panel's report "Empowering Planning to Deliver Great Places" was published on 31 May 2016. It contained 48 recommendations under six outcome themes.
- 2.5 The Scottish Ministers' response to the panel report was published on 11 July 2016. This set out their commitment to planning reform, immediate actions, the scope of future reform and details of the proposed consultation on a White Paper.

### 3. Main report

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#### The Independent Review Panel

- 3.1 The independent review panel's report has made a number of recommendations of particular relevance to Edinburgh. These are summarised as follows:

### 3.1.1 Development Plans

- 3.1.1.1 The panel supports a plan-led system but proposes measures to increase certainty, broaden stakeholder support and focus on delivery rather than plan preparation. This is intended to address concerns about the current two-tier Strategic Development Plan (SDP) and Local Development Plan (LDP) system which creates confusion with overlapping public consultations. The panel considers these processes to be too short-term and lacking vision. It also notes that Main Issues Reports are not effective in engaging widely enough and that the role of reporters and plan examinations are too costly and add conflict and undermine ownership of the plan.
- 3.1.1.2 The panel recommends that development plans are aligned with community plans to drive the place agenda. A draft plan should be produced in place of Main Issues Report with Local Development Plans lasting 10 years instead of 5 years with a vision set for 20 years and a focus on place not policy.
- 3.1.1.3 The panel suggests a frontloaded 'gatecheck' to agree parameters rather than an examination at the end of the plan process. Significantly, the panel suggest stopping production of strategic development plans and using the National Planning Framework to address the long term development of the city region alongside infrastructure needs. Strategic planning authorities (e.g. SESplan) would be repurposed to work between government and local authorities to focus on coordinating development and infrastructure to deliver housing and deal with cross-boundary issues.
- 3.1.1.4 The implications for Edinburgh are that plan making and delivery would be accelerated with greater ownership of the plan at a local level. The review brings with it opportunities for a focus on delivery rather than the current two tier process of a city region plan and a local plan.

### 3.1.2 Housing delivery

- 3.1.2.1 The panel proposes to reduce conflict and promote new delivery mechanisms to meet the national priority for new housing. The panel noted the disagreement about effective housing land as a preoccupation on quantity of land rather than meeting the diverse needs of communities and creating good places.

- 3.1.2.2 A multidisciplinary approach to development briefs and masterplanning is supported, as is an approach where public investment in infrastructure is weighted to community benefit rather than private sector gain. Affordable housing is a confirmed priority. Planning should focus on place making, housing quality, tenures and alternative delivery mechanisms for housing.
- 3.1.2.3 The panel recommends regional housing targets are set within the National Planning Framework and linked to deliverability. LDPs should deliver sites in conjunction with local housing strategies. The use of simplified planning zones (SPZ) could be broadened to cover housing areas, to make sites development ready and introduce new mechanisms for planning authorities to assemble land and provide infrastructure upfront. A more responsive approach to housing needs should deliver a step change in affordable housing, private rented sector Build to Rent and self-build.
- 3.1.2.4 Edinburgh is already making progress in the delivery of affordable housing with updated planning guidance introduced earlier this year. This work will continue with housing delivery and placemaking emerging as key aspects of the locality working model.
- 3.1.3 Infrastructure delivery
- 3.1.3.1 The panel seeks a corporate approach to infrastructure delivery with the LDP action programme at its heart, a new delivery mechanism and infrastructure providers involved and committed early in the process, not at the planning application stage. The panel is concerned that City Deals do not link well enough with spatial strategies. Provision of new schools is seen as a key barrier to new development but the panel identifies little alignment of corporate responsibility for delivering the extra capacity. It considers that there is too much reliance on Section 75 agreements which significantly delay the planning application process.
- 3.1.3.2 The panel recommends establishing a national infrastructure agency or working group to bring together all providers, strategic development plan authorities and Scottish Enterprise to provide a clear overview. The need for a national or regional infrastructure levy is suggested which would fund a number of priority projects. Such a fund should capture land value uplift. Transport agencies should support development in accordance with the development plan. Scottish Futures Trust should do the same for school building in growth areas. The panel recommends that a corporate structure requiring all key infrastructure providers to co-operate in delivering the LDP should be introduced.

3.1.3.3 With preparations underway for the Edinburgh and South East Scotland City Region Deal, the review of the planning system is happening at an opportune time. The City Region Deal provides the opportunity for a new approach to policy integration which could bring together strategic planning functions for the region under a new cross-sector partnership model. Potential benefits would include a clear alignment of activities and more efficient working with the delivery of infrastructure unlocking potential areas of growth.

#### 3.1.4 Development management

3.1.4.1 The panel noted that improvement in performance in itself is not enough and that greater consistency in processes is required. The volume and transparency of information act against efficient decision making and community engagement, with much technical supporting information unnecessary. Some procedures are outdated (e.g. newspaper adverts) and more use of IT and social media is required. Project management and processing agreements should be used to improve decision timescales, avoid legacy cases and be linked to fee structures that incentivise good behaviour.

3.1.4.2 The panel recommend efficiencies are delivered through processing agreements for all major developments, powers to remove legacy cases with no pre-application advice given on sites allocated in the development plan. They also recommend that new guidance on minimum standards for validating applications, a review of fixed penalties and effective deterrents in enforcement, significantly extended permitted development rights, greater use IT to replace costly advert and neighbour notification processes are all taken forward. Changing the role of reporters from late scrutiny to early facilitation, with more training and consistency for Local Review Bodies is also recommended.

3.1.4.3 In Edinburgh, there is already recognition that performance is one measure of a sound planning system. The review of new buildings, through the use of the Council's Quality Indicators programme, is one way to assess the outcomes of the planning process. The Scottish Government's Place Standard is also being used to measure the placemaking qualities in various parts of the City.

3.1.4.4 This authority already has a good uptake in the use of processing agreements and this Council has developed local guidance on the validation of applications. This Council works with communities in the decision making process and makes good use of IT and social media to engage as widely as possible. The review brings an opportunity for this experience to be shared across authorities.

### 3.1.5 Leadership, resources and skills

- 3.1.5.1 The panel believes in repositioning planning at the centre of local government by linking spatial and community planning and ensuring locality plans form part of the development plan. Increasing fees for planning applications are justified but must be linked to performance improvements and incentivised through good behaviours. Skills development for planners needs to be matched with that for developers, communities and elected members and a greater shared provision of specialist skills between authorities.
- 3.1.5.2 The panel wants to make planning a leader and innovator in creating good places. It recommends reforming planning application fees and considering discretionary charging but want to ensure increased income is used to resource new roles and improved services. Removing the threat of the penalty clause and promoting a solutions-based approach to performance improvements is also recommended along with mandatory training for elected members.
- 3.1.5.3 In Edinburgh, work continues to link Community Planning and spatial planning as locality planning becomes embedded across the Council. Positioning the Local Development Plan Action Programme at a corporate level is one way to ensure this link is made. Developing the skills of planning staff and elected members has long been part of this Council's approach to delivering a high quality planning service and this will continue.

### 3.1.6 Inclusion and empowerment

- 3.1.6.1 The panel considers that more needs to be done to frontload engagement rather than introduce equal rights of appeal. Links between planning reform and the Community Empowerment Act could overcome tokenistic consultation and build respect for planning on a longer term relationship with communities.
- 3.1.6.2 The panel wants a commitment to early engagement and greater use of innovative methods through using social media and other digital methods. Locality plans should be prepared and delivered by the community and given statutory status as part of the development plan. Community councils should be given the statutory right to be consulted.
- 3.1.6.3 In Edinburgh, the work with community councils, amenity and interest groups continues to develop with the Planning Concordat a key tool to support engagement processes. The Planning service already makes use of online tools such as Twitter and a planning blog and is open to the more innovative use of digital methods to engage communities.

## **Scottish Ministers' Response**

- 3.2 Scottish Ministers provided their response to the panel's report on 11 July 2016. They welcomed the report and strongly support the outcomes proposed by the review with an emphasis on delivering improvements based on immediate actions, setting the scope of future reform and consulting on a White Paper in Autumn/Winter 2016.
- 3.3 A programme of planning reform is now a priority for the Scottish Government based on an 'open, objective and constructive approach' with Ministers committed to working with all stakeholders to deliver this programme.
- 3.4 Immediate actions include:
  - 3.4.1 Helping authorities strengthen skills and capacity for housing delivery through measures such as financial assistance.
  - 3.4.2 Finalising the draft advice on planning for housing and infrastructure delivery, including a clear definition of effective housing land.
  - 3.4.3 Working with Heads of Planning Scotland to identify how permitted development rights could be extended.
  - 3.4.4 Working with Heads of Planning Scotland and COSLA to explore shared services.
  - 3.4.5 Taking forward a pilot Simplified Planning Zones for housing.
  - 3.4.6 Consulting on enhanced fees to ensure planning authorities are better resourced.
  - 3.4.7 Working with the high level group on performance to look for alternative methods of improving performance.
  - 3.4.8 Continuing our commitment not to implement the penalty clause until further work on performance improvement is considered.
  - 3.4.9 Not introducing a third party or equal right of appeal - instead focussing on effective and early methods of engaging people, such as 3D visualisations.
  - 3.4.10 Working with Heads of Planning Scotland to finalise national guidance on minimum requirements for validation.
  - 3.4.11 Withdrawing current arrangements for the recall of housing appeals to avoid unnecessary delays in housing consents and reduce input on current development plans.
  - 3.4.12 Keeping stakeholders up to date through their website and social media

- 3.5 Ministers scope for future reform includes:
- 3.5.1 Establishing working groups to focus on each of the six key themes addressed by the review: development planning; housing; infrastructure; development management; leadership, resources and skills; and community engagement. These groups will involve representatives of the public and private sector, key agencies, communities and other related interests. They will be tasked with exploring options for implementation.
  - 3.5.2 Liaising across Ministerial portfolios and with relevant stakeholders to discuss the panel's recommendations in more detail.
  - 3.5.3 Appointing an IT task force to explore recommendations from the review, such as improving information management and innovative techniques such as the use of 3D visualisations in engagement.
  - 3.5.4 Working with strategic development plan teams to identify options to re-purpose strategic development planning authorities, taking into account their relationship with the National Planning Framework and the wider governance of city region planning, development and infrastructure delivery.
  - 3.5.5 Working with the Royal Town Planning Institute, universities and the Improvement Service to address priority areas for skills development and options for a graduate intern program.
  - 3.5.6 Appointing a working group to identify barriers to involvement in planning.
  - 3.5.7 Taking forward a programme of research where further evidence is required.
- 3.6 Consultation on the White Paper is to commence later this year, with a view to a Planning Bill being brought forward in 2017. The White Paper will seek views on:
- 3.6.1 A reconfigured system of development plans – linked to the extended role and scope of the National Planning Framework and Scottish Planning Policy.
  - 3.6.2 New tools to assist housing delivery and diversification of types of housing.
  - 3.6.3 An approach to infrastructure delivery which recognises the development planning process.
  - 3.6.4 Changes to development management to improve efficiency and transparency with a renewed approach to performance improvement which links to an enhanced fee structure and innovative resourcing solutions.
  - 3.6.5 More meaningful and inclusive community engagement.
  - 3.6.6 Embedding IT and innovation to achieve a digitally transformed planning system.
- 3.7 There will be a number of work strands which will flow from the recommendations and Committee will be kept informed of these as this progresses.



- 3.8 Full versions of the independent panel's report, summary of written and oral evidence and the Scottish Ministers' response are all available on the [Scottish Government's website](#).

#### **4. Measures of success**

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- 4.1 To use the proposed reforms to deliver improvements in the planning system in Edinburgh and to influence the proposed changes as these come forward.

#### **5. Financial impact**

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- 5.1 There are no direct financial impacts as a result of this report.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 The report represents a positive action being taken by the Council in relation to overall Council objectives in terms of securing better outcomes for Edinburgh.

#### **7. Equalities impact**

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- 7.1 The Scottish Government will be responsible for assessing the impacts on equalities and rights as the proposed changes are implemented. Notwithstanding this, there are potentially positive impacts in that the review of the planning system aims to increase participation by encouraging wider public engagement.

#### **8. Sustainability impact**

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- 8.1 The impact of this update report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below.
- 8.1.1 The proposals in this report will have no impact on carbon emissions because the report notes an update on progress and next steps in the review of the planning system;
- 8.1.2 The proposals in this report will have no immediate effect on the city's resilience to climate change impacts because the report sets out an update and next steps position; and
- 8.1.3 The proposals in this report will help achieve a sustainable Edinburgh because they promote meeting diverse needs of all people in existing and future communities, they promote equality of opportunity and will facilitate the delivery of sustainable economic growth.

## 9. Consultation and engagement

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- 9.1 Consultation on the review has been undertaken by Scottish Government which is summarised in the background reading below. No consultation has been undertaken by this authority in the preparation of this report.

## 10. Background reading/external references

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- 10.1 Review of the Scottish Planning System <http://www.gov.scot/Topics/Built-Environment/planning/Review-of-Planning>
- 10.2 Empowering planning to deliver great places - an independent review of the Scottish planning system (31 May 2016)  
<http://www.gov.scot/Resource/0050/00500946.pdf>
- 10.3 Review of Planning – Scottish Government Response (11 July 2016)  
<http://www.gov.scot/Resource/0050/00502867.pdf>
- 10.4 Planning Committee, 3 December 2015, [Scottish Government - Review of the planning system](#)

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## 11. Links

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### Coalition Pledges

**Council Priorities** CO25 – The Council has efficient and effective services that deliver objectives

### Single Outcome Agreement

### Appendices

# Planning Committee

10.00 am, Thursday, 11 August 2016

## Open Space 2021, Edinburgh's draft Open Space Strategy for consultation.

<b>Item number</b>	7.2
<b>Report number</b>	
<b>Executive/routine</b>	Executive
<b>Wards</b>	All

### Executive Summary

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Edinburgh's draft Open Space Strategy reports the following changes to open space between 2010 and 2015: access to good quality play areas and urban green space has improved; allotment capacity has increased and community growing has flourished; and the city's green network has benefitted from measures to improve walking, cycling and biodiversity.

The draft Strategy takes a co-ordinated view of future open space needs for the period to 2021 to protect and expand the city's network of open spaces and create sustainable places. Key challenges ahead include: securing new green space and active travel links as the City expands; raising the quality and biodiversity value of existing parks, green spaces and cemeteries; creating greater opportunities for play and outdoor activities that support health and wellbeing; and taking a cross-sector approach to delivering these objectives.

### Links

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<b>Coalition Pledges</b>	P33, P40, P42, P48
<b>Council Priorities</b>	CP1, CP2, CP4, CP9, CP11, CP12
<b>Single Outcome Agreement</b>	SO2, SO3, SO4

## Open Space 2021, Edinburgh's draft Open Space Strategy for consultation.

### 1. Recommendations

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- 1.1 It is recommended that the Planning Committee:
- 1.1.1 Approves 'Open Space 2021', Edinburgh's draft Open Space Strategy for consultation purposes (Appendix 1);
  - 1.1.2 Notes the 2015 Open Space Audit schedules (Appendix 2); and
  - 1.1.3 Refers the draft Strategy to the Transport and Environment Committee for information.

### 2. Background

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- 2.1 Scottish Planning Policy requires development plans to be informed by an understanding of current and future open space needs, conventionally determined through an Open Space Audit and Strategy.
- 2.2 The Council published its first Open Space Strategy in 2010, informed by an Open Space Audit (2009) and accompanied by 12 Neighbourhood Open Space Action Plans.
- 2.3 These documents have provided an important decision making framework to:
- Inform planning decisions on the potential loss of open space and provision requirements for new developments; and
  - Guide investment and management decisions for existing parks and green spaces.
- 2.4 The Strategy has a co-ordinating role in terms of Council plans and strategies, including those relating to parks and gardens, allotments, play, sports facilities, active travel and biodiversity.
- 2.5 Following a stakeholder workshop and review of changes in access to quality green space between 2010-2015, the Council has prepared 'Open Space 2021', Edinburgh's draft Open Space Strategy for consultation.

### 3. Main report

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- 3.1 The draft Strategy continues to take a co-ordinated approach to meeting Edinburgh's Open Space needs, through the improvement, protection and extension of the city's network of open spaces.
- 3.2 This approach supports the Council's contribution to the delivery of the Central Scotland Green Network, putting open space and green infrastructure at the heart of creating sustainable places.
- 3.3 Since 2010, there have been gains in terms of new accessible open space created through new housing developments within City, Ratho and Kirkliston. A number of losses have also occurred and full details are set out in the 2015 Open Space Audit schedules (Appendix 2).
- 3.4 The Strategy seeks to balance quantity and quality of provision, avoiding large, unplanned areas of low quality, yet expensive to maintain, open space. Since 2010, a more equitable distribution of access to quality green space can be observed and the following improvements have been achieved:
- The commitment of Friends Groups and robust quality management has led to 130 parks meeting the Edinburgh standard in 2015, compared to 81 in 2010;
  - Access to equipped play has improved. In 2015, 76% of the city was served by the Strategy's standards by comparison to 67% in 2010;
  - Upgrading the Restalrig Railway Path, tree planting along Core Paths and meadow plantings in parks have enhanced Edinburgh's Green Network; and
  - Ten new allotment sites have been created and community growing has flourished, turning under-utilised spaces into community assets.
- 3.5 However, challenges remain for the period 2016-21, including:
- As the City expands, approx 50-60 ha of new open space will be needed, including parks, green corridors and in the west of the city, additional playing field capacity;
  - Maintaining the high quality of parks and green spaces and continuing their naturalisation through the Edinburgh Living Landscapes project;
  - Historic burial grounds have greater potential to be managed for their cultural value to residents and visitors alongside providing a haven for urban wildlife;
  - Securing investment to maintain and expand play provision will be needed, often through contributions from new development. Better street and open space design should be championed to create inspiring places for unequipped play; and
  - Improving health and fitness could be encouraged in new and existing parks through the promotion of outdoor gyms, measured walking circuits and outdoor exercise sessions.

- 3.6 The Strategy provides the opportunity to develop closer links between spatial and community planning and co-ordinate the efforts of local government, communities, charitable organisations and the private sector towards a common set of goals.
- 3.7 It reflects policy themes identified by stakeholders and directs change in terms of city-wide resources, such as green networks, large green spaces and playing fields. It also reflects ongoing actions from the 2010 Strategy and the needs of the expanding city.
- 3.8 The Open Space Audit and Strategy will provide the city-wide context to the preparation of Locality Improvement Plans. Improving access to local green space is now a National Indicator in terms of achieving the Scottish Government's National Outcomes.
- 3.9 Green space actions which address local needs may therefore emerge from the new Locality operating model which aligns public services with community planning partners, including integrated health and social care provision.
- 3.10 This approach balances the need for longer-term strategic priorities across the Council area with local projects and available sources of short-term funding for stalled spaces, community gardens, allotments, woodlands and play spaces.
- 3.11 Subject to the outcome of the consultation period, a finalised Strategy will be reported to Planning Committee in December 2016 and the Corporate Policy and Strategy Committee in early 2017.
- 3.12 In turn, the objectives of the Strategy and Locality Plans will be reflected in the subsequent Local Development Plan and changes in quality expectations for new developments explained through updates to the Edinburgh Design Guidance.

#### **4. Measures of success**

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- 4.1 Measures of success will include:
  - Effective public consultation; and
  - Adoption of the Finalised Open Space Strategy and City-wide Action Plan.

#### **5. Financial impact**

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- 5.1 The draft Strategy involves no additional financial commitment. The finalised Strategy and Action Plan will identify the potential cost, funding sources and delivery organisation for confirmed city-wide actions.
- 5.2 Achieving the Strategy's objectives is likely to 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 and many actions will remain a longer-term prospect.

- 5.3 Any funding requirements from the Council in support of the finalised Strategy and Action Plan is not yet known. Any capital or revenue financial implications resulting from the final action plan will be reported to Finance and Resources Committee. Any decision to identify funding will form part of a future budget consultation process.
- 5.4 The cost of preparing the Audit and Strategy will be met within existing revenue budgets.

## **6. Risk, policy, compliance and governance impact**

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

## **7. Equalities impact**

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- 7.1 The draft Strategy aims to protect and improve access to quality green space 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**

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- 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 use of green space for food growing and by reaffirming quality standards that include environmentally sustainable management practices;
  - The proposals in this report will increase the city's resilience to climate change impacts through the protection of existing green space and 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
  - The proposals in this report will help achieve a sustainable Edinburgh by improving access to quality green space 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 green spaces 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 green spaces, and their connections with surrounding habitats with further the conservation of biodiversity.

## 9. Consultation and engagement

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- 9.1 The preparation of the draft Strategy was informed by a stakeholder workshop, advice from the Edinburgh Urban Design Panel, Edinburgh Sustainable Development Partnership, Heads of Service and project working group. A briefing with Planning Committee was also held on 8 June 2016. (Appendix 4 – Summary of Engagement).
- 9.2 Following approval by Committee, the draft Strategy will be subject to eight weeks online consultation via the Council's Consultation Hub and will be promoted through a wide range of networks with an interest in open space, recreation, the natural environment and public health.

## 10. Background reading/external references

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Placemaking Update, [Report to Planning Committee](#), 19 June 2015

The Edinburgh Living Landscape Programme, [Report to the Transport and Environment Committee](#), 3 June 2014

Developer Contributions and Affordable Housing 2016, [Report to Planning Committee](#), 3 December 2015

Edinburgh Open Space Strategy – Finalised Strategy and Action Plans, [Report to Planning Committee](#), 20 September 2010

Edinburgh Open Space Strategy – Finalised Audit, [Report to Planning Committee](#), 3 December 2009

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## 11. Links

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<b>Coalition Pledges</b>	<p><b>P33</b> - Strengthen Neighbourhood Partnerships and further involve local people in decisions on how Council resources are used</p> <p><b>P40</b> - Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city's built heritage</p> <p><b>P42</b> - Continue to support and invest in our sporting infrastructure</p> <p><b>P48</b> - Use Green Flag and other strategies to preserve our green spaces</p>
<b>Council Priorities</b>	<p><b>CP1</b> - Children and young people fulfil their potential</p> <p><b>CP2</b> - Improved health and wellbeing: reduced inequalities</p> <p><b>CP4</b> - Safe and empowered communities</p> <p><b>CP9</b> - An attractive city</p> <p><b>CP11</b> - An accessible connected city</p> <p><b>CP12</b> - A built environment to match our ambition</p>
<b>Single Outcome Agreement</b>	<p><b>SO2</b> - Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health</p> <p><b>SO3</b> - Edinburgh's children and young people enjoy their childhood and fulfil their potential</p> <p><b>SO4</b> - Edinburgh's communities are safer and have improved physical and social fabric</p>
<b>Appendices</b>	<p>Appendix 1 Open Space 2021, Edinburgh's draft Open Space Strategy</p> <p>Appendix 2 2015 Open Space Audit schedules</p> <p>Appendix 3 City-wide Open Space Actions</p> <p>Appendix 4 Summary of Engagement</p>

# **OPEN SPACE 2021**

Edinburgh's draft Open Space Strategy for consultation

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# Overview

## What is the Open Space Strategy?

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All councils across Scotland plan for the future open space needs in their area, usually through an Open Space Strategy. An Open Space Strategy is a plan that can:

- help to guide and set standards for the care and improvement of existing open spaces;
- provide the context to community-led green space initiatives and planning decisions;
- predict where new parks, play areas and sports pitches will be needed in years to come; and
- identify where links can be formed and improved between open spaces to support walking, cycling and wildlife.

An Open Space Audit is a survey that helps prepare the Strategy, it can show:

- how much open space exists across the Council Area;
- what type of activities different spaces offer;
- how well they are maintained;
- how far they are located from people's homes; and
- patterns of use and trends at city-wide level.

The Strategy has a co-ordinating and interdependent role in terms of a number of Council plans and strategies, including those relating to parks and gardens, allotments, play, sports facilities, active travel, climate change adaptation, sustainability and biodiversity.

This is the Council's second Open Space Audit and Strategy. It looks back at what has happened over the last 5 years and looks forward at the priorities for Open Space into the 2020s, whilst sharing inspiring examples from across the Council Area.

# Benefits of Open Space

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Green space can help deliver the Scottish Government's vision of a healthier, safer and stronger, wealthier and fairer, smarter and greener Scotland. The Scottish Government tracks progress of how access to local green space is being improved as part of the National Performance Framework.

Green spaces are central to the Council's priorities to build excellent places, encourage economic growth and improve quality of life and by delivering multiple benefits, make an important contribution to the delivery of the Central Scotland Green Network (CSGN) in Edinburgh.

By 2050, CSGN aims to 'transform Central Scotland into a place where the environment adds value to the economy and where people's lives are enriched by its quality.'<sup>1</sup>

The third National Planning Framework defines remediation of derelict land, action in disadvantaged communities and active travel as the three priorities for CSGN over the coming years.

78% of Edinburgh's citizens are satisfied with parks and green spaces compared to 76% nationally and around 69% of residents have taken part in 30 minutes physical activity each week.<sup>2</sup>

Studies in Edinburgh and Dundee found that better availability of green space within deprived communities is associated with significantly lower levels of stress and improved mental wellbeing.<sup>3</sup>

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<sup>1</sup> Central Scotland Green Network. 2011. *The Vision*. [ONLINE] Available at: <http://www.centalscotlandgreennetwork.org/>. [Accessed 13 April 2016].

<sup>2</sup> City of Edinburgh Council. 2014. *Edinburgh People Survey Summary Results*. [ONLINE] Available at: [http://www.edinburgh.gov.uk/info/20029/have\\_your\\_say/921/edinburgh\\_people\\_survey](http://www.edinburgh.gov.uk/info/20029/have_your_say/921/edinburgh_people_survey). [Accessed 13 April 2016]. Physical Activity includes indoor and outdoor leisure activities. Data compared to Scottish Household Survey for 2014.

<sup>3</sup> Ward Thompson, C. Roe, J., Aspinall, P., Mitchell, R., Clow, A. & Miller, D. 2012. More green space is linked to less stress in deprived communities: Evidence from salivary cortisol patterns. *Landscape and Urban Planning* 105, pp. 221–229, doi:10.1016/j.landurbplan.2011.12.015

A Social Return on Investment (SROI) study to measure the impact of services provided through the city's parks estimated that every £1 spent on Edinburgh's parks delivers £12 of social, economic and environmental benefits.<sup>4</sup>

Edinburgh's open space network includes an urban forest of almost 630,000 trees, which help to filter air pollution, soak up flood waters and slow global warming by storing carbon.<sup>5</sup>

Many of City's green spaces are designated for their nature conservation value. From wildflowers to bumblebees and bats, green spaces host a range of important plants and animals, providing the opportunity to encounter wildlife on a daily basis.

Allotments and community gardens provide locally sourced, affordable food supply to improve dietary health and help reduce the environmental impact of food miles, processing and packaging.

Cycling in the city has increased by over 50% in the last five years and almost one third of journeys in Edinburgh are on foot. Much of this activity takes place on the off-road network, passing through the city's green spaces.

Over the next 5 years, it will be important for both existing and new open spaces to deliver a wide range of benefits and to do so in the context of reduced resources, as the Council seeks to make significant savings to its revenue budget.

Nonetheless, the establishment of 4 Localities brings together a range of Council services aligned with Community Planning partners, including integrated health and social care provision. This creates the opportunity for shared objectives and outcomes to be supported by cross-sector participation.

The Strategy seeks a co-ordinated and long-term approach to meeting Edinburgh's open space needs, evaluating efficiencies, whilst meeting citizen's expectations and Edinburgh's role as an international destination.

The Strategy will provide an important focus to target efforts and investment where this may have the best outcome in terms of people's health, biodiversity and supporting the local economy. By setting out minimum standards, this strategy encourages opportunity of access to quality green space for all.

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<sup>4</sup> The City of Edinburgh Council. 2014. *The Value of City of Edinburgh Council's Parks*. [ONLINE] Available at: [http://www.edinburgh.gov.uk/info/20064/parks\\_and\\_green\\_spaces/1300/the\\_value\\_of\\_city\\_of\\_edinburgh\\_councils\\_parks](http://www.edinburgh.gov.uk/info/20064/parks_and_green_spaces/1300/the_value_of_city_of_edinburgh_councils_parks). [Accessed 13 April 2016].

## How is Open Space in Edinburgh changing?

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The first Open Space Audit mapped all open spaces over 500 square metres in size and graded their quality. This is equivalent to a space of approx. 20 x 25 metres. Travel times between homes and green spaces were also measured. A full description of the scope of spaces included is set out in the 2015 Open Space Audit.

This process has been repeated to review changes over the last 5 years, which reveal the following:

- The condition of the city's green network has been improved for wildlife, cyclists and pedestrians;
- 5 new public play areas and 22 improved through the Play Area Action Plan;
- Access to good quality large green spaces has increased from 70% of homes in 2010 to 78.5% in 2015;
- Over 30 new local green spaces have been created within 400 m of homes;
- Edinburgh's parks achieved 29 out of the 65 Green Flag Awards in Scotland, a substantial increase upon 13 in 2010;
- A new multi-pitch venue is proposed at the Jack Kane Centre and Hunter's Hall Park;
- 2 privately managed golf courses have closed;
- 12 new allotment sites have been created; and
- Community growing is thriving in over 50 urban green spaces and vacant sites.

Comparisons between the 2010 Open Space Strategy and 1969 Open Space Plan found that open space had increased by some 200 hectares over the 40 year period. In the last 5 years, there has been a less marked change in the overall quantity and composition of green space.

Across the types of open space quantified in the 2015 Open Space Audit there have been losses and gains since 2009. However, the overall amount of open space has remained relatively constant, with a net loss of just under 2 hectares. This is illustrated by a bar chart overleaf.

Many of the gains are associated with new parkland and green corridors to serve the expanding communities of Ratho and Kirkliston and through the creation of over 30 new local green spaces as part of new home building on brownfield land within the City.

Some spaces have changed type to reflect changes in management practices, such as designating Magdalene Glen as a Community Park or via the introduction of new outdoor sports facilities, allotments or community growing spaces.

Losses have tended to apply to bowling greens, playing fields, semi-natural green spaces and residential amenity greenspace. In these cases planning policy seeks to avoid losses which would impact on local character, recreational provision, biodiversity and green networks.

Where loss of open space is acceptable in principle, compensatory open space provision or an improvement to the quality of an existing green space may need to be provided. The Open Space Audit and Strategy provide the supporting information to these decisions as outlined under 'Achieving Outcomes'.

Edinburgh's Local Development Plan, seeks to implement some 50-60 ha of new, publicly accessible open space in order to provide new recreational opportunities, active routes and wildlife habitat as the city grows.

Based on an average household size of 2.00 persons, the city's expansion would provide between 3 – 4 hectares of open space per 1000 people for its new communities. This compares with approximately 4.15 hectares of accessible open space per 1000 people within the existing urban area and the Fields in Trust<sup>6</sup> 'Six Acre Standard' of 2.4 hectares per 1000 people.

The scope of the 2015 Open Space Audit provides a like-for-like update in terms of the quantity of the following types of open space:

- Residential Amenity Green space;
- Play Space for children and teenagers;
- Green corridors;
- Sports Areas;
- Natural/semi-natural green space;
- Allotments; and
- Churchyards and Cemeteries.

These areas are listed in the revised Open Space Audit schedules and will be available online as mapped updates on the Council's online Open Space Map.

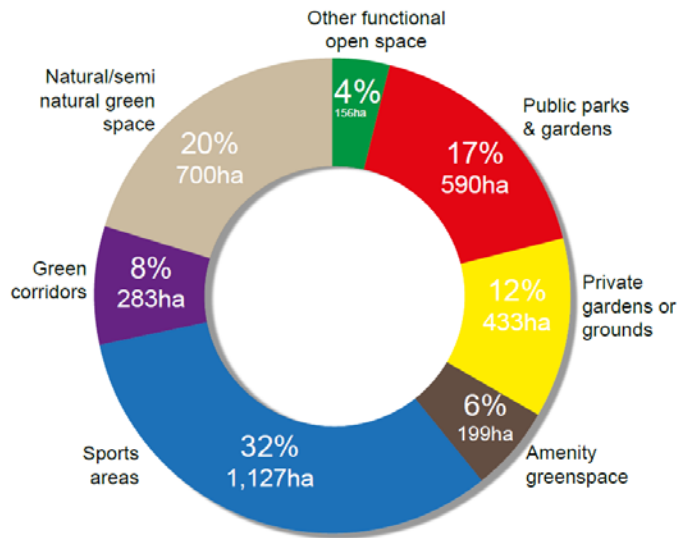
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<sup>6</sup> Formerly The National Playing Fields Association.

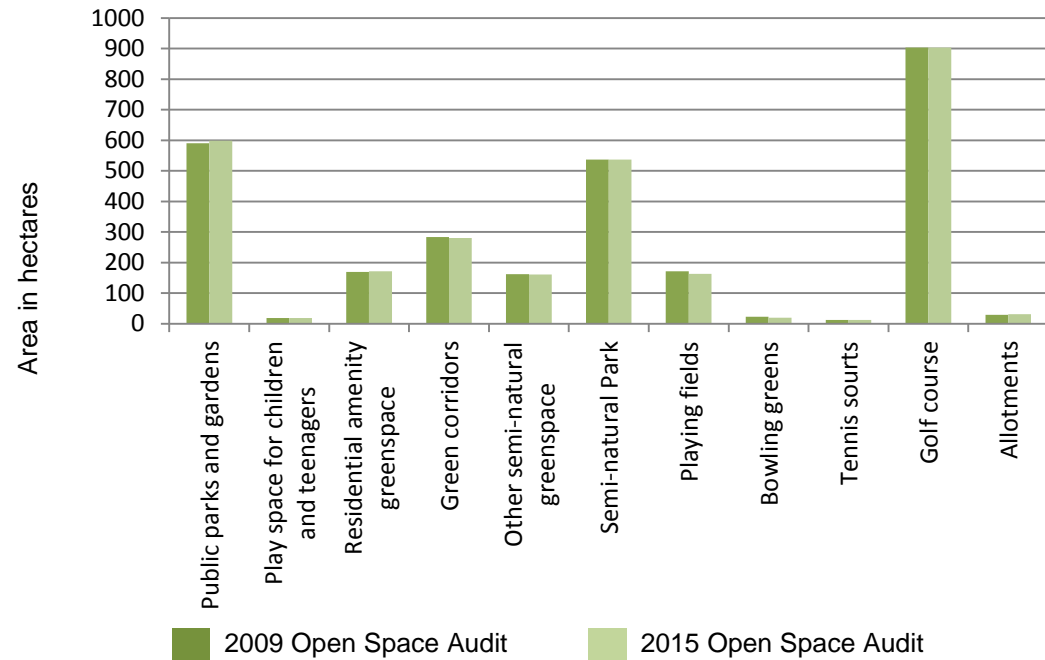


It is anticipated that other primary and secondary types of open space e.g. Large Private Gardens and Grounds, Institutional Grounds, Business and Transport Amenity green spaces, will be updated from 2017 onwards through the next generation of Scotland's Greenspace Map to be prepared by Ordnance Survey.

Whilst a number of developments creating new civic spaces are in progress, such as New Waverley, Bristo Square, Chambers Street and the St. James quarter, there are no changes to the Audit in terms of civic spaces at this time. A revised Public Realm Strategy will cover the management and development of civic spaces.



**Open Space by Type in 2010**



**Changes in Open Space by Type 2009 - 15**

Whilst methods of comparing open space provision in different cities vary, one study<sup>7</sup> by Greenspace Scotland found Edinburgh had the highest proportion of public parks and gardens in Scotland, some 17% of all open space based on 2010 data. This compares with 13% in Glasgow and 8% across urban Scotland.

In 2015, Edinburgh was invited to join the World Cities Cultural Forum, a network of global cities that share a belief in the importance of culture for creating thriving cities. This allows comparison with the proportion of public open space in other international cities. Approximately 16% of Edinburgh's built up area is publicly accessible open space. Despite obvious differences in the overall scale of each city, this proportion of green space can be benchmarked against 14.4% of public green space in Berlin and 14% in New York.<sup>8</sup>

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<sup>7</sup> Green space Scotland (2012) *The Second State of Scotland's Green space Report*. Available at: <http://green-spacescotland.org.uk/state-of-scotlands-green-space.aspx> (Accessed: 25 May 2016).

<sup>8</sup> Mayor of London (2016) *World Cities Culture Report 2013*. Available at: <https://www.london.gov.uk/file/2233> (Accessed: 25 May 2016).



## Case Study: Restalrig Railway Path

This shared use path is part of a route that connects the Shore in Leith with Portobello in the East of the City. In the early 20<sup>th</sup> Century, the path formed part of what was the Leith Line that connected Granton to Leith Docks. As an action in the Council's Active Travel Action Plan, the path was upgraded with funding from Scottish Government, Sustrans Scotland and Binks Trust and opened in 2012. This included resurfacing and lighting between Easter Road and Leith Links; access point improvements at Restalrig Rd, Findlay Gardens and Hawkhill Avenue; a new access at Seafield Street to link with redevelopment at former Eastern General Hospital; and a new ramp and bridge across Seafield Place, which replaces a set of steps at the east end of Leith Links. The Restalrig Railway Path is 2 ½ miles long and would take approx. 15 minutes to cycle.

The gateway to the route is marked by the welcoming community space of Leith Links Children's Orchard. The orchard was planted in April 2010 by Greener Leith - an independent charity that works to promote sustainability and improve Leith's public spaces. The orchard includes apples, pears, blackberries, blackcurrants and gooseberries. It is open for public access at all times and the local community is welcome to pick and enjoy the fruit.

Image: Restalrig Railway Path with Leith Links Community Orchard beyond.

# Growing the City's Green Network

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Edinburgh is fortunate to have a well established network of green spaces, owing to its successive eras of growth. This has included:

- the laying out of new parks and gardens;
- building the city around important landscape features such as hills and river valleys;
- creation of sports facilities, school grounds, cemeteries and allotments;
- adaptation of former private grounds, disused railway lines and Canal for recreation; and
- regeneration of former industrial sites incorporating areas of new civic spaces and green space.

Edinburgh's first Open Space Strategy mapped all open spaces across the Council Area that are linked by local paths, Rights of Way and Core Paths. This network mirrors much of Edinburgh's semi-natural habitat, natural floodplain and locally important landscape features. It set proposals to extend the network and improve access for recreation and wildlife. This has involved the work of a range of Council services, charitable organisations, community groups and the development industry alike.

**Over the last 5 years, the following green network improvements have been achieved:**

- Re-surfacing and lighting to Core Path CEC 7 between Easter Road and Leith Links, improvements to entrance points from local streets and new bridge across Seafield Place through Scottish Government funding administered by Sustrans;
- Planting of 3500 new trees along the North Edinburgh Paths by Edinburgh and Lothians Green space Trust and clearance of invasive non-native species;
- The naturalisation of standard amenity grassland across 78 green spaces and creation of 73 meadow areas through Edinburgh Living Landscapes;
- Improving the quality of green space by the Canalside at Wester Hailes;
- Access and woodland management improvements carried out at Covenanters' Wood and new linear park created through development at Dreghorn Polofields;
- Access and woodland management improvements from Colinton Mains Drive through Redford Woods through development of a new care home on grounds of former Navy, Army and Air Force Institutes store;
- Edinburgh Waterfront Promenade between Cramond and Granton. The re-allocation of part of Leith Docks for industrial use will mean that sections within Leith Docks will become a long-term prospect;
- Phase 1 of the Niddrie Burn restoration (de-culverting works); and
- Upgrading to the 'Innocent Railway' Core Path CEC 5 alongside the Brunstane Burn through dedication of the John Muir Way, a 134 mile coast-to-coast between Dunbar and Helensburgh.

**Steps towards delivering other projects are also underway:**

- Master planning of the open space framework for the International Business Gateway near Edinburgh Airport;
- Feasibility and design proposals prepared for a key section of the proposed Roseburn to Union Canal link, including a new bridge across Dalry Road and upgrade of Dalry Community Park;
- Master plan design for the Little France Parkland (South-East Wedge) by the Council's Parks and Green spaces team and Edinburgh and Lothians Green space Trust. The park is now reduced in extent following two Planning Appeal decisions allowing residential development on the area allocated as Open Space in the Edinburgh City Local Plan;
- Shared use path adjacent the South Suburban Railway in progress at the Royal Edinburgh Hospital;
- Restoration of Craigpark Quarry for use as a country park; and
- Proposals have been submitted to form an new events space/public square at Chesser Avenue.

**Other proposals have yet to be progressed.** Often this has occurred where land ownership or the timeframe for development proposals coming forward are not in the control of the Council and includes the following:

- Leith Links Seaward Extension;
- Extension of the River Almond Walkway due to uncertainty over expansion of Edinburgh Airport;
- Redevelopment at Port Edgar and Granton waterfront;
- Access to Charlotte Square outwith the Edinburgh International Book Festival is subject to the proprietors agreement;
- Access to Canal at Yeaman Place, subject to redevelopment of relevant land;
- Rail corridors from Abbeyhill to Lochend and Lochend to Powderhall remain in control of Network Rail; and
- Newcraighall Parkland has been modified through the Second Proposed Local Development Plan to provide a cross-boundary green network link to Musselburgh.

### **Green Network Proposals towards 2021**

As part of the growth of the City, which is set out through the Council's Local Development Plan, further proposals to extend the green network have been identified, including:

- Land proposed for housing and business-led development which incorporates off-road connections between Edinburgh Gateway Station and Cammo, Burdiehouse Burn Valley Park and Mortonhall, links up different parts of Queensferry and provides part of an off-road connection between the Water of Leith and Kirknewton in Balerno; and
- The Plan also sets out links beyond the Council boundary to Musselburgh at Brunstane, Straiton in Midlothian and creates the potential to realise a link between the Water of Leith and Kirknewton in West Lothian.

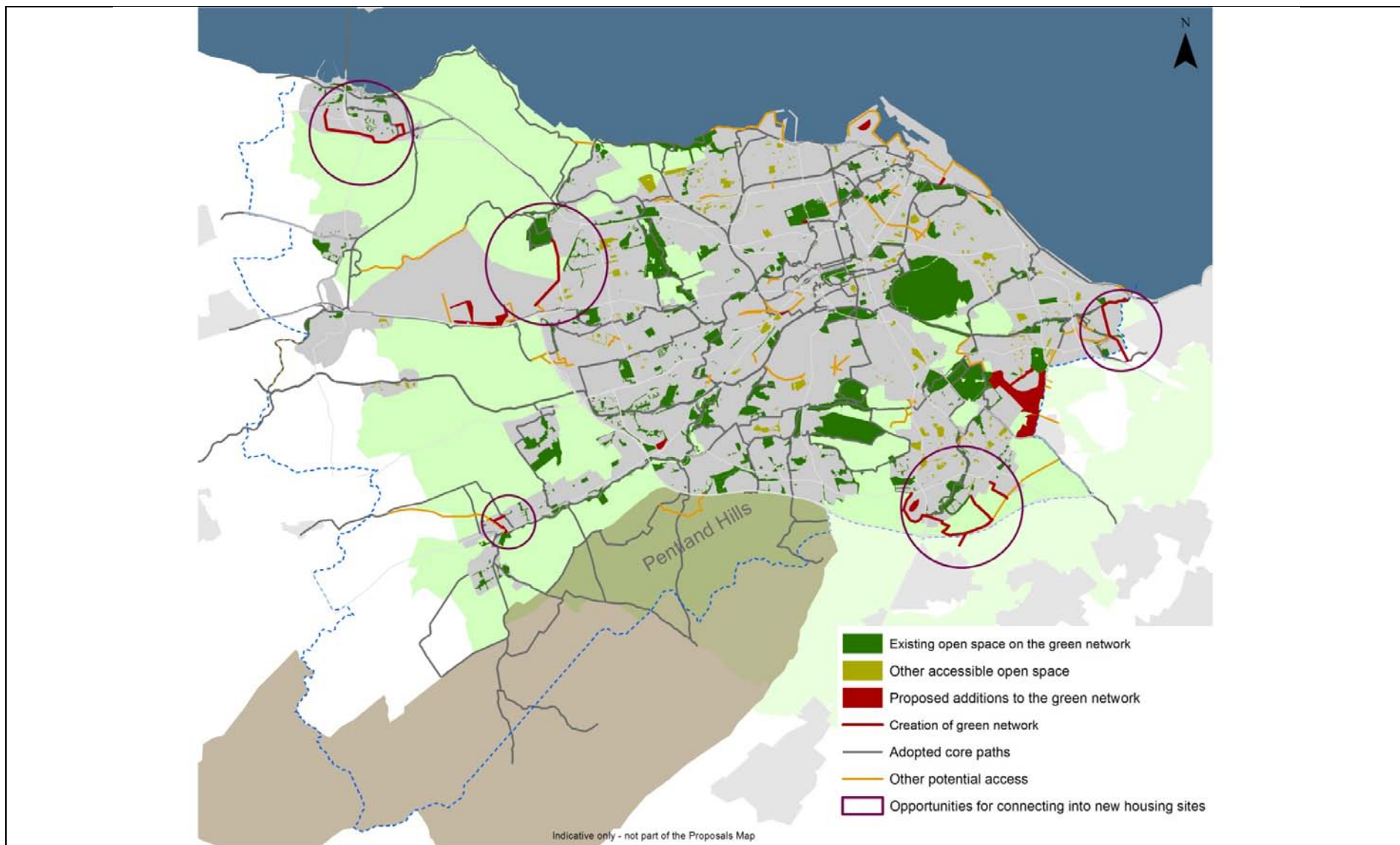
The second Strategic Development Plan for South East Scotland, which applies to West Lothian, Scottish Borders, Midlothian, southern Fife, East Lothian and City of Edinburgh, will identify priority areas for green networks at the City Region level.

Edinburgh's [Active Travel Action Plan 2016](#) continues to improve connections between destinations within the City and surrounding towns, including relevant actions for the off-road network.

The Edinburgh Design Guidance (2014) sets out spatial and quality considerations for new Blue Networks, Green Corridors and Green Streets based on successful examples within the City, including the Water of Leith Walkway, North Meadow Walk and Forrest Road.

Name	Action
Dalmeny to Echline, Queensferry	<ul style="list-style-type: none"> <li>• LDP site brief for South Scotstoun and Builyleon Road</li> <li>• Crossing to existing A90</li> <li>• Upgrading of existing footways</li> </ul>
Edinburgh Gateway Station to Maybury and Cammo	<ul style="list-style-type: none"> <li>• LDP site briefs for Maybury and Cammo</li> <li>• Link via SASA land and improvements to Cammo Walk</li> </ul>
Newmills Rd	<ul style="list-style-type: none"> <li>• Link Water of Leith Walkway and form first section of alternative off-road route to Kirknewton, West Lothian</li> </ul>
Mortonhall, Burdiehouse and Gilmerton to Straiton	<ul style="list-style-type: none"> <li>• LDP site briefs for Broomhills, Burdiehouse and Gilmerton Station Road.</li> <li>• Upgrading of former Edinburgh-Loanhead Railway line</li> </ul>
Brunstane to Musselburgh	<ul style="list-style-type: none"> <li>• Link Edinburgh Core Path network with East Lothian Core Paths via site briefs for Brunstane and Newcraighall</li> </ul>
International Business Gateway	<ul style="list-style-type: none"> <li>• Strategic landscape framework providing setting to IBG and including active travel routes</li> </ul>
Leith Links Seaward Extension	<ul style="list-style-type: none"> <li>• Linear green space including sports pitches, allotments and active travel route</li> </ul>
South East Wedge (Little France Parkland)	<ul style="list-style-type: none"> <li>• Multi-functional parkland, woodland and country paths linking with parallel developments in Midlothian</li> </ul>

A full list of relevant proposals is set out in the table of City-wide Actions (Appendix 3).



**Edinburgh's Green Network.** Figure 5 from the Second Proposed Local Development Plan. This map will be revised following Adoption of the LDP and consultation on the draft Open Space Strategy to confirm relevant actions and management priorities.



## A Network for Nature

Green networks are essential for wildlife. Well connected green spaces and corridors create a permeable landscape for wildlife, allowing species to spread and move through the city and for people to experience nature as part of their daily lives.

The focus of current nature conservation initiatives is at the ecosystem or landscape scale, looking at how different habitats are linked. Maintaining a green network will help wildlife cope with the future impacts of climate change and helps create a more resilient natural environment in Edinburgh.

At a City-region level, The Lothians and Fife Green Network Partnership supports green network activity, working with Councils and country landowners to improve access to green space in and around towns.

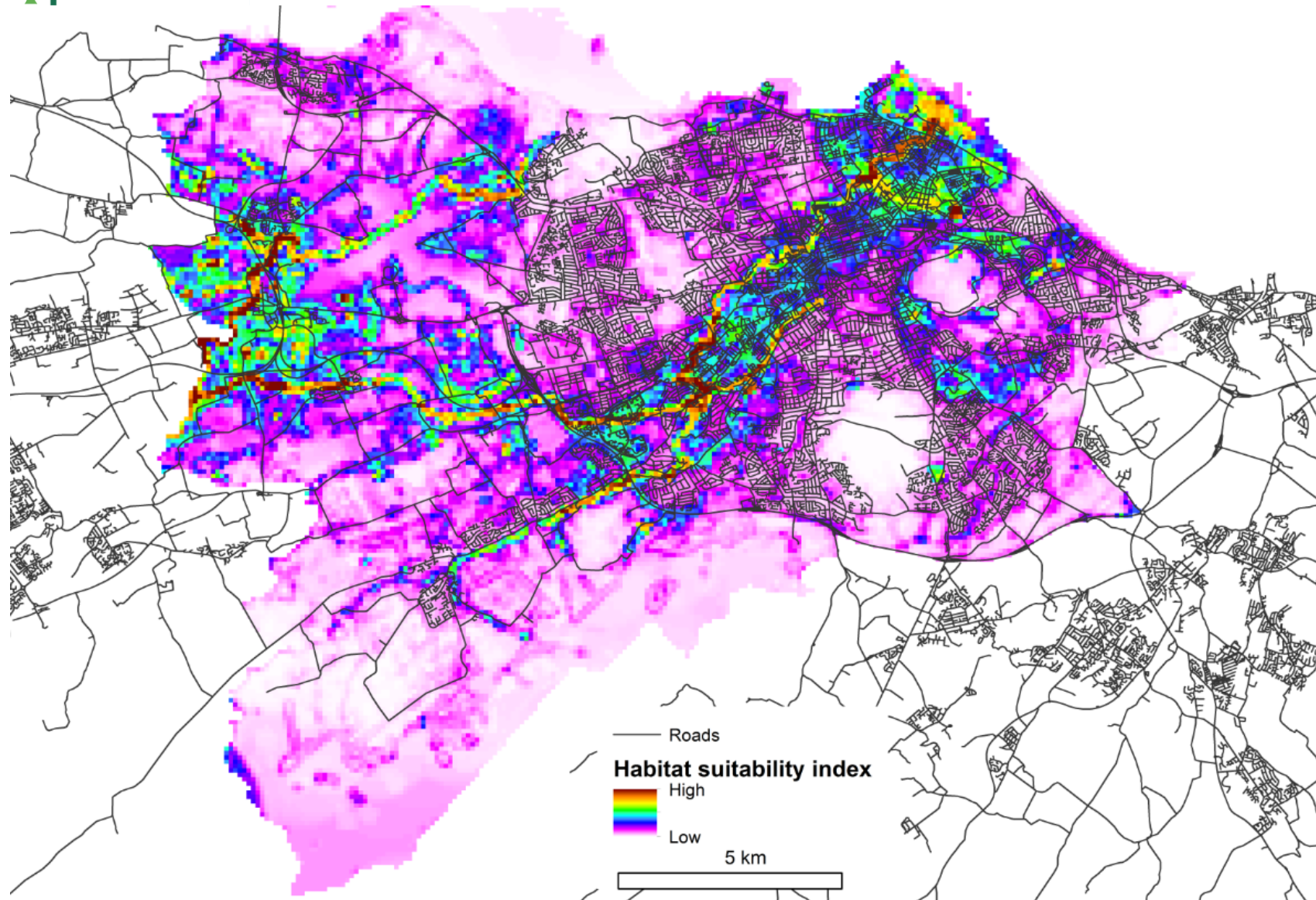
Since 2000, the Edinburgh Biodiversity Action Plan has sought to improve and connect green areas of the city. A recent project which supports delivery of this aim is the Edinburgh Living Landscape, a partnership involving the Council, Scottish Wildlife Trust, Edinburgh and Lothians Green space Trust, Royal Botanic Garden Edinburgh, University of Edinburgh and GreenSurge.

The project aims to restore and connect green areas of the city to make attractive and biodiverse landscapes, enjoyed by residents and visitors. Landscapes will be healthy, nature rich and resilient to climate change. 58% of the Council's green space estate is classified as standard close-mown amenity grassland, the Living Landscapes approach will help to increase native habitats within green spaces, their structural diversity and connections with surrounding habitats, specifically by:

- Increasing by 10 % area of wildflower meadows in Council green spaces
- Increasing woodland cover from 17 to 20% and an increase of 1500 street trees over the next decade

Changes in management practice will involve ongoing engagement with existing Friends Groups and local stakeholders and bring opportunities to provide interpretation promoting both the new management approach and the flora and fauna it will support. This could involve changing mowing practice on steep banks and under groups of trees, where longer grass would not impact on recreational use. At the same time, there may be savings in terms of time spent cutting grass, which could be diverted to caring for shrubs, hedges, flower beds and those grassed areas which require more frequent cuts.

Research carried out on behalf of GreenSurge by Forest Research is seeking to identify strategic ways in which to connect habitats, using data from pollinator species to predict the movement of a range of species, enabling communities of flora and fauna to coalesce into a more resilient system at a landscape scale.



**Predicted habitat suitability (0, unsuitable – 1, highly suitable) for hoverflies in Edinburgh.** Preliminary results from a model developed with The Wildlife Information Centre data to examine how species might use green networks to move across the city.

# Edinburgh's Open Space Standards

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The 2010 Open Space Strategy set out three standards to make sure that all communities in and around Edinburgh have access to quality open space in the following ways:

- Large Green spaces – greater than 2 hectares;
- Local Green spaces – greater than 500 square metres; and
- Equipped children's play areas.

For each kind of open space listed above, the standards crucially include the quality of the space and its distance from homes. These distances were based upon surveys which examined how people in Edinburgh use open space.

In addition to these standards, in more built up and flatted areas of the city, density represents an additional factor to be taken into account where development proposals involve a loss of open space or where improvements or improved access to open space is proposed.

The following sections consider the improvements achieved through the introduction of these principles and how they should be refined and reaffirmed for the next 5 years.

## Large Green Space Standard

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The 2010 Open Space Strategy set out the following requirements which apply to the quality of existing green spaces and level of open space provision in new developments:

Houses and flats should be within 800 metres walking distance of a significant accessible green space of at least 2 hectares and good quality (for parks and gardens) or fair quality (for other types)

Whilst this principle includes a number of playing fields and larger residential amenity green spaces, its foundation is Edinburgh's large public parks, which cater for a range of activities at the neighbourhood scale.

Parks and Gardens are categorised into 5 groups by the Council's Parks and Gardens Strategy<sup>9</sup>:

- Premier Parks – six large and diverse parks serving international and national visitors as well as local and city-wide needs.
- City Parks – providing city-wide and local needs
- Natural Heritage Parks – large semi-natural green spaces managed as public parks including hills and woodlands
- Community Parks – serve local needs
- Gardens – generally smaller ornamental areas with flower borders, shrubs and seating.

Each year a quality assessment of public parks and gardens and a number of recreation grounds is carried out by Council officers, representatives from the local community and organisations with an interest in the natural environment.

The purpose of measuring the quality of Edinburgh's parks and gardens is to achieve:

'A quality parks system worthy of international comparison; accessible, diverse and environmentally rich; which fulfils the cultural, social and recreational needs of the people.'<sup>10</sup>

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<sup>9</sup> Edinburgh Public Parks and Gardens Strategy (2006)

In 2010, the medium-term aim was for all relevant sites to attain a Parks Quality Assessment (PQA) score of ‘good’ or better, defined as the Edinburgh Minimum Standard. To meet the minimum quality standard, Premier Parks and City Parks must achieve a higher score, which reflects their role as destinations for residents and visitors across the city. By 2012 this was increased to ‘Good+’ for Premier Parks and Natural Heritage Parks.

PQA provides a robust quality management system, which can identify standards based upon location, criteria and over time. It is based on the Green Flag Award, which is the national quality benchmark for parks and green spaces, administered in Scotland by Keep Scotland Beautiful.

The PQA criteria include: safe and welcoming access, provision for health, safety and security, standards of cleanliness, maintenance of grounds and infrastructure, sustainability, conservation and heritage, community involvement and marketing.

Recommendations from annual PQA assessments are turned into management plans for each park, which reflect community and improvements driven forward by the City’s 48 [Friends of Parks Groups](#). Recent changes in quality have resulted from improvements to grounds maintenance, litter management, signs and information, conservation of flora and fauna and reduction in dog fouling.

### **Changes in Large Green Space Quality between 2010-15**

Large Green spaces which have improved to meet the Standard since 2010, include:

1. Braid Hills	6. Gilmerton Park (The Dell)	11. Jewel Park
2. Colinton Mains Park	7. Gypsy Brae Park and Recreation Ground	12. Kingsknowe (Dovecot) Park
3. Curriemuirend Park	8. Hunters Hall Park	13. Muirhouse Linear Park
4. Drum Park	9. Inch Park	14. Paties Road Recreation Ground
5. East Pilton Park	10. Inverleith Park	15. Redhall Park

Across the entire Parks and Gardens estate, which includes a number parks and gardens falling within the local green space category covered later in the Strategy, 130 parks met the Edinburgh minimum quality standard of ‘Good’, a substantial increase from 81 in 2009. These improvements are reflected in Edinburgh’s widespread success in the national Green Flag Awards. In 2015,

<sup>10</sup> Op. Cit. p.49

Edinburgh's parks achieved 29 out of the 65 Green Flag Awards in Scotland, a substantial increase upon the 13 awards held in 2010.

Map analysis using actual path routes to trace distances between residential address points to 'Good' quality large green spaces compares access to provision between 2010 and 2015.

In 2010, 70% of homes were served by the Large Green Space Standard. The areas in dark grey show residential properties beyond 800m from a large green space meeting the standard or within 800m of a large green space falling below the standard. By 2015, 78.5% of homes were served by the standard, an increase of 8.5% across the City. The areas in purple show the change in extent of residential areas benefitting from improved access to large green spaces.

Redford Woods has varied in quality over the last 5 years and is currently graded as 'Fair', despite the investment referred to in the green network summary. Its quality is expected to improve over the coming year through improvements to maintenance in 2015/16.

Calton Hill has declined from 'Good' quality in 2009 to 'Fair' in 2015 and whilst Leith Links has improved from 'Poor' in 2009 to 'Fair' in 2015, it remains short of the necessary quality for a Premier Park. These outstanding actions will be more challenging to address; involving upgrades to paths, event infrastructure and other park facilities that reflect their importance to local residents and visitors to the City.

In both cases, management plans will require to be prepared in dialogue with communities of interest to identify priorities for change. External funding bids will be submitted to eligible funding programmes. If successful, the terms of any grant funding are likely to require the Council and other partners to fund a specified proportion of the overall costs.

This approach to funding significant green space regeneration works has been particularly successful in the case of Saughton Park, where £392,000 was secured from the Heritage Lottery Fund (HLF) Parks for People programme to develop a fully costed master plan for the park. This led to a successful stage two award for 73% of estimated project delivery costs of some £5.2 million. As a requirement of its Heritage Lottery Fund 'Parks for People' funding, Saughton Park must achieve a Green Flag Award on completion of the regeneration works.

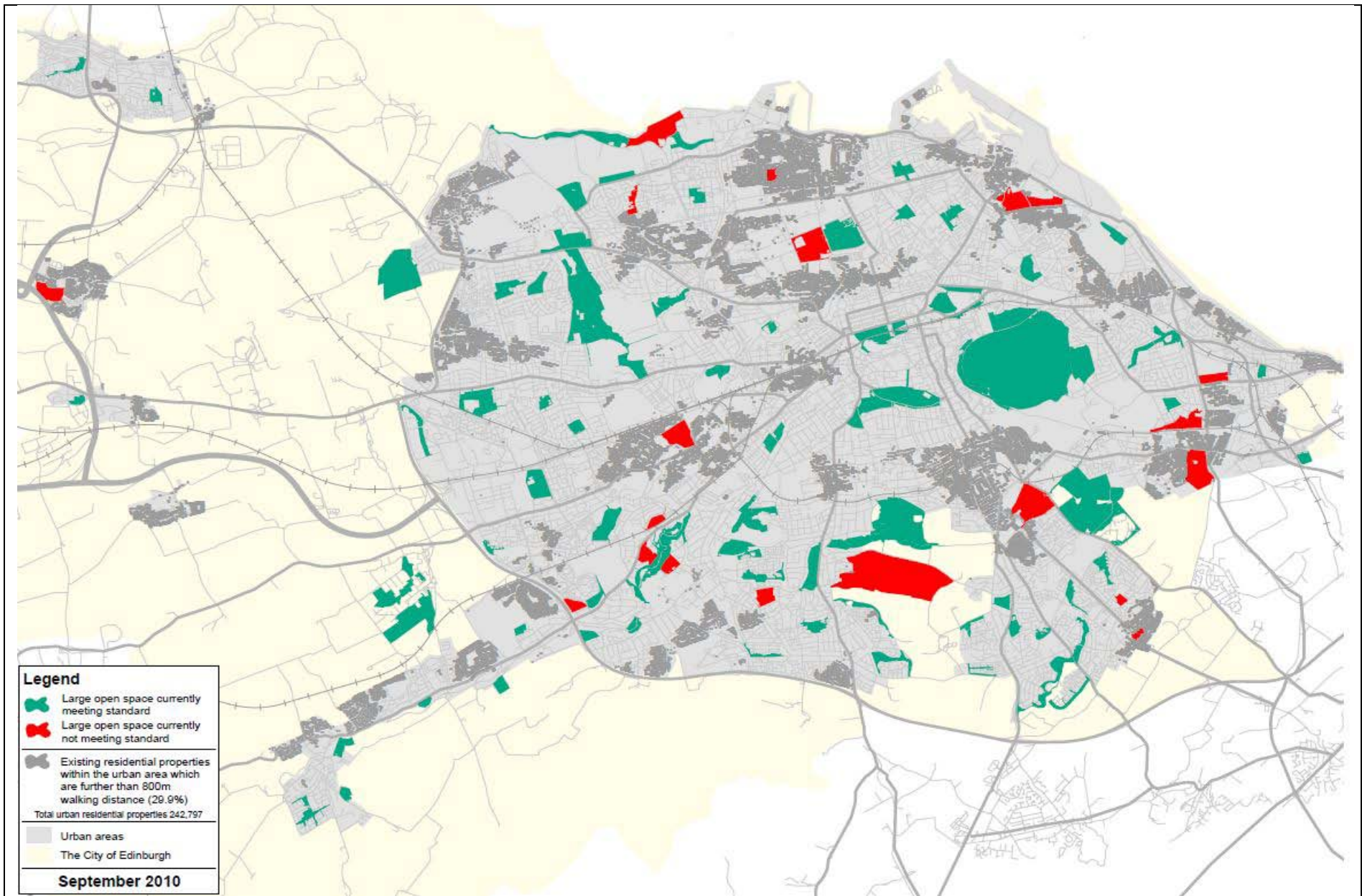


## Case Study: Saughton Park

Saughton Park and Gardens is a hidden gem in the South West of Edinburgh. Due to the variety of facilities on offer at the park, it provides a heritage asset and community facility for the West of Edinburgh and the city as a whole. Its facilities include; floral displays, rose gardens where 13,000 roses bloom, community woodlands, a Skateboard and BMX Park and football pitches. In July 2013, the park received funding from the Heritage Lottery Fund to develop a fully costed master plan to regenerate the park. The master plan was developed in partnership with stakeholders and the local community by landscape architects Ironside Farrar Limited and architects Sutherland Hussey Harris and Richard Shorter. In January 2016, the park secured stage two funding, a vital step towards restoring the park to its former glory as a major visitor destination, showcasing horticultural excellence and providing exceptional recreational and visitor facilities. These activities will create opportunities for learning and volunteering, engendering a sense of pride in the neighbouring communities.

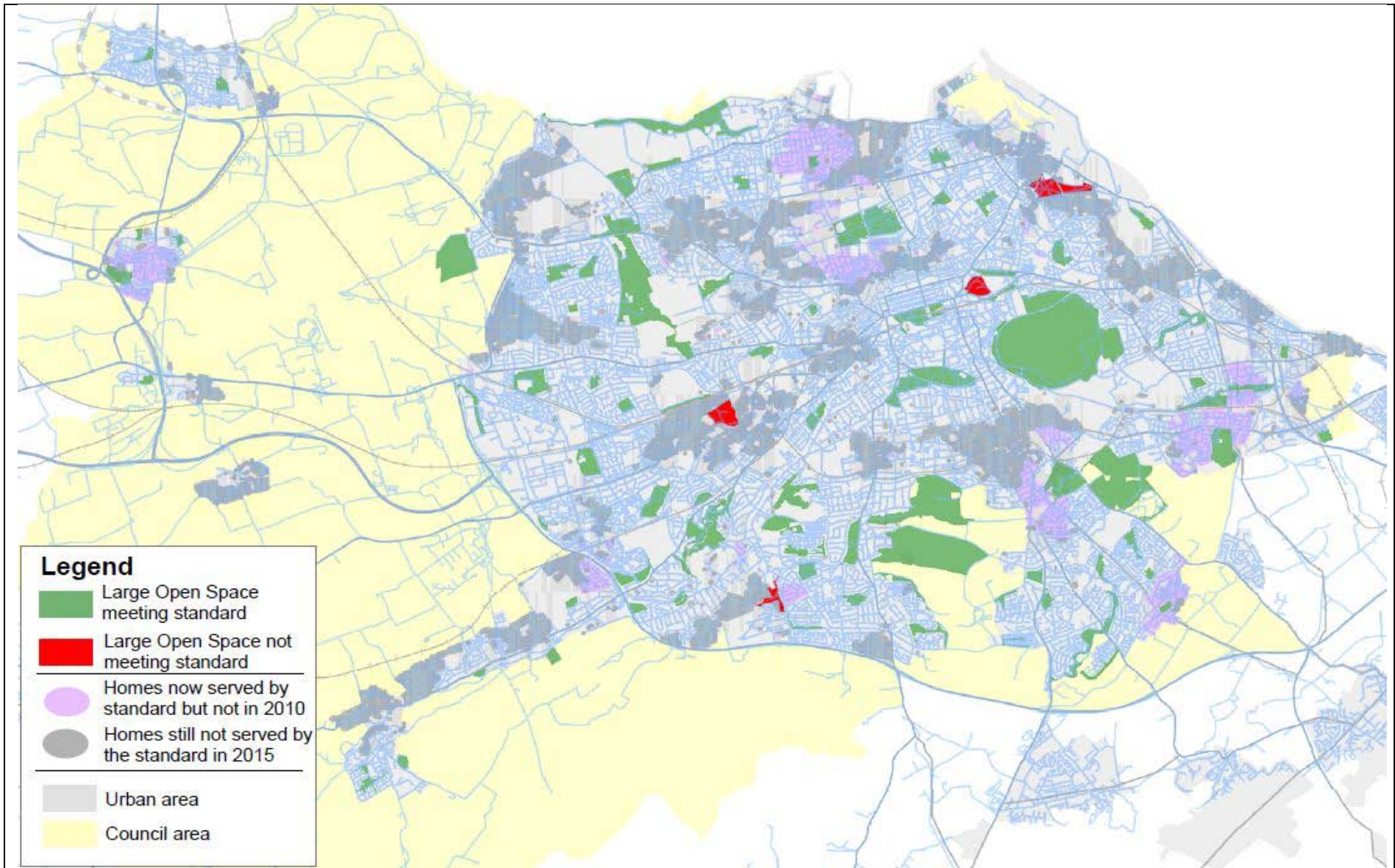
Image: Overview of the Park Hub and Cafe





**Access to Large Green Spaces 2010**





**Access to Large Green Space in 2015**

A number of other large green spaces remain very close the Edinburgh Minimum Standard and continued effort is required to maintain the standards expected by residents and visitors to the City. This includes:

- Ferry Glen
- Inverleith Park
- Meadows and Bruntsfield Links

Although Portobello Park was originally identified as a large green space improvement action in 2010, it was subsequently confirmed as the site of the new Portobello High School, now under construction. Proposals for a new park on the site of the existing High School are in progress.

### **Large Green Spaces created between 2010 - 2015**

In 2014, the Council opened Buttercup Farm Park, a new public park on the site of the former Drumbrae Primary School playing fields. The park is named after the poultry farm that once occupied the land, which was owned by the founder of the Buttercup Dairy Company.

Opportunities to create new green spaces over 2 ha in size are generally restricted to major areas of urban redevelopment and development of greenfield housing sites on the edge of the City. In recent years, due to the effect of the economic downturn on the pace of new development and home building, fewer new large green spaces have been created through private sector development than originally anticipated in the 2010 Open Space Strategy.

Since the last Open Space Audit, Forth Quarter Park in Granton has fully opened and two publicly accessible parks have been created in north Kirkliston. The Council, Edinburgh and Lothians Green space Trust and the Lothians and Fife Green Network Partnership are currently progressing proposals to put in place an important city-wide green space proposal at Little France in South East Edinburgh to serve new residential areas at Greendykes and existing communities in Craigmillar. It will link the new Shawfair development in Midlothian to the Royal Infirmary and Edinburgh BioQuarter. The restoration of Craigpark Quarry, Ratho to create a new country park is also in progress.

Leith Docks Community Park is no longer a large green space proposal due the designation of the northern part of Leith Docks for industry.

## Large Green Space Proposals towards 2021

Continuing to ensure that inequalities in access to good quality large green spaces and creating new landscape scale green spaces as the city grows remains essential to meeting the needs of Edinburgh's current and future communities.

Four large green spaces remain below standard. These are:

Name	Action	Estimated Cost
Calton Hill	Preparation of a new management plan and engagement on site improvements. Quality to be raised from 'Fair' to meet quality standard for Premier Park.	£5 m - unfunded
Leith Links	Preparation of a new management plan and engagement on site improvements. Quality to be raised from 'Fair' to meet quality standard for Premier Park. Includes delivery of a second 'Magnet' Play Area.	£2m - unfunded
Saughton Park	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.	£5.2 m. 73% costs funded by Heritage Lottery Fund 'Parks for People'. Remainder of costs to be met by Council and other external funding.
Redford Woods	Improve from 'Fair' to 'Good'	To be met by improved management within existing revenue budget

The quality of lower scoring parks should also be upheld to avoid reductions in overall quality.

The following proposals to create new large green spaces have been carried forward in the Second Proposed Local Development Plan.

- Leith Western Harbour Park
- Leith Links Seaward Extension
- Extension and enhancement of Dalry Community Park

The Second Proposed Local Development Plan additionally sets out new planned large green spaces which are linked to Edinburgh's Green Network to improve connections across the city. These include:

- International Business Gateway
- Maybury
- Newmills Park
- Broomhills
- Gilmerton Station Road
- Brunstane

Additionally, the redevelopment of open space to the south and west of Saughton Prison for housing will lead to the creation of a new 2 ha semi-natural green space adjacent to the Water of Leith.



## Case Study: Broomhills Park

This 30 hectare housing site was identified in the Second Proposed Local Development Plan to meet strategic housing land requirements. The proposals by Barratt East of Scotland Ltd were approved by Planning Committee in June 2014 and developed through participation at the Architecture & Design Scotland Forum, a series of workshops with an expert panel providing design review.

Open space is proposed in the form of a 3 hectare central park and radiating green wedges which retain the existing knoll within the site and responds to views to and from the site.

Equipped play areas will be provided to 'Good' standard to serve all homes within 800m of their location, in addition to paths and an artwork feature.

Pedestrian and cycle connections through the site will link with Burdiehouse Burn Valley Park (including improved crossings) and to the path networks to the west and northwest at Mortonhall and Morton Mains.

The site provides for 633 residential units (including 25% on-site affordable provision of 158 homes) and land for a new primary school. Units for commercial use are provided within the ground floor of flats near to Old Burdiehouse village.

Image: Aerial View of Masterplan, including from Broomhills Park.

To meet quality objectives, the following changes to the Large Green Space Standard are proposed:

**All homes should be within 800m walking distance of an accessible green space of 2 hectares**

- **Newly created large green spaces should be of ‘good’ quality regardless of type**
- **Council managed large green spaces will track the Edinburgh Minimum Standard, currently ‘Good’ for City Parks, Community Parks and Recreation Grounds and ‘Good+’ for Premier Parks and Natural Heritage Parks.**

In light of comments from the Strategy Review workshop, it is proposed that updates to the Edinburgh Design Guidance will set out how new large green spaces can be delivered through the planning process to better meet the needs of users, encouraging health and well-being and enhancing the natural environment. Measures could include:

- Level areas for community events, informal ball games and outdoor exercise
- Provision for new woodland and forest scale trees
- Community gardens, orchards, allotments
- Connectivity with the wider green network
- Sub-spaces and seating areas to provide meeting places for all ages.
- Measured walking and running circuits
- Edinburgh Meadow Mix in naturalised grassland areas
- Integration of sustainable urban drainage to enhance amenity and biodiversity e.g. swales and permanent ponds
- Locating spaces not only in relation to homes but new schools and commercial units to put green spaces at the centre of community life

# Play Access Standard

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Large green spaces most often form the venue for high quality publicly accessible play areas.

The city has experienced one its highest births rates in recent times and consequently ongoing provision should be made for play, which is essential for children’s healthy physical and emotional growth. Play allows social and behavioural skills to be gained and supports educational development. Studies have also shown that children who use green space are more likely to keep up this habit as an adult.<sup>11</sup>

Edinburgh’s Play Strategy<sup>12</sup> has long recognised that children and young people of all ages have a right to quality play environments, which offer stimulation and challenge. Freedom to play is recognised as a fundamental right of every child under the United Nations Convention on the Rights of the Child.

The Scottish Government’s Play Strategy promotes the daily value of play in the home, schools and nurseries and the local community, supported by positive leadership. Through its Play Strategy Vision, Edinburgh aims to be ‘a play friendly city where all children and young people can enjoy their childhood.’

In 2010, The Council’s Open Space Strategy set the following requirements to help meet the need for equipped play areas within the existing built up area and to provide for new developments. All houses and flats should have access to at least one of the following:

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

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<sup>11</sup>Ward Thompson, C., Aspinall, P. and Montarzino A. (2008) The childhood factor: Adult visits to green places and the significance of childhood experience. *Environment and Behavior*; 40(1):111-43.

<sup>12</sup> Play in Partnership: a Play Strategy for the City of Edinburgh was first adopted in 2000 and reviewed in 2009 and 2014

The principles were based on surveys with parents and children, which found that the average walk or cycle trip to a play area was 750 metres but that people would go further to higher quality play destinations.

Play Value<sup>13</sup> measures the quality of play area design and layout, together with range of play activities on offer.

<b>Play Value</b>	<b>score</b>
Excellent	101 +
Very good	71 – 100
Good	51-70
Fair – does not contribute to the Play Space Access Standard	50 or less

### **Improvements to Edinburgh’s play areas between 2010-15**

In 2010, the Open Space Strategy mapped where existing play spaces met the Play Access Standard. Residential areas shown in grey lay more than 400 m from a play area meeting ‘Good’ Play Value.

The 2016 version of this maps shows that Edinburgh’s [Play Area Action Plan](#) (2011-16) has helped increase access to play across the city from 67% of homes in 2009 to 76% in 2016, an increase of 9%.

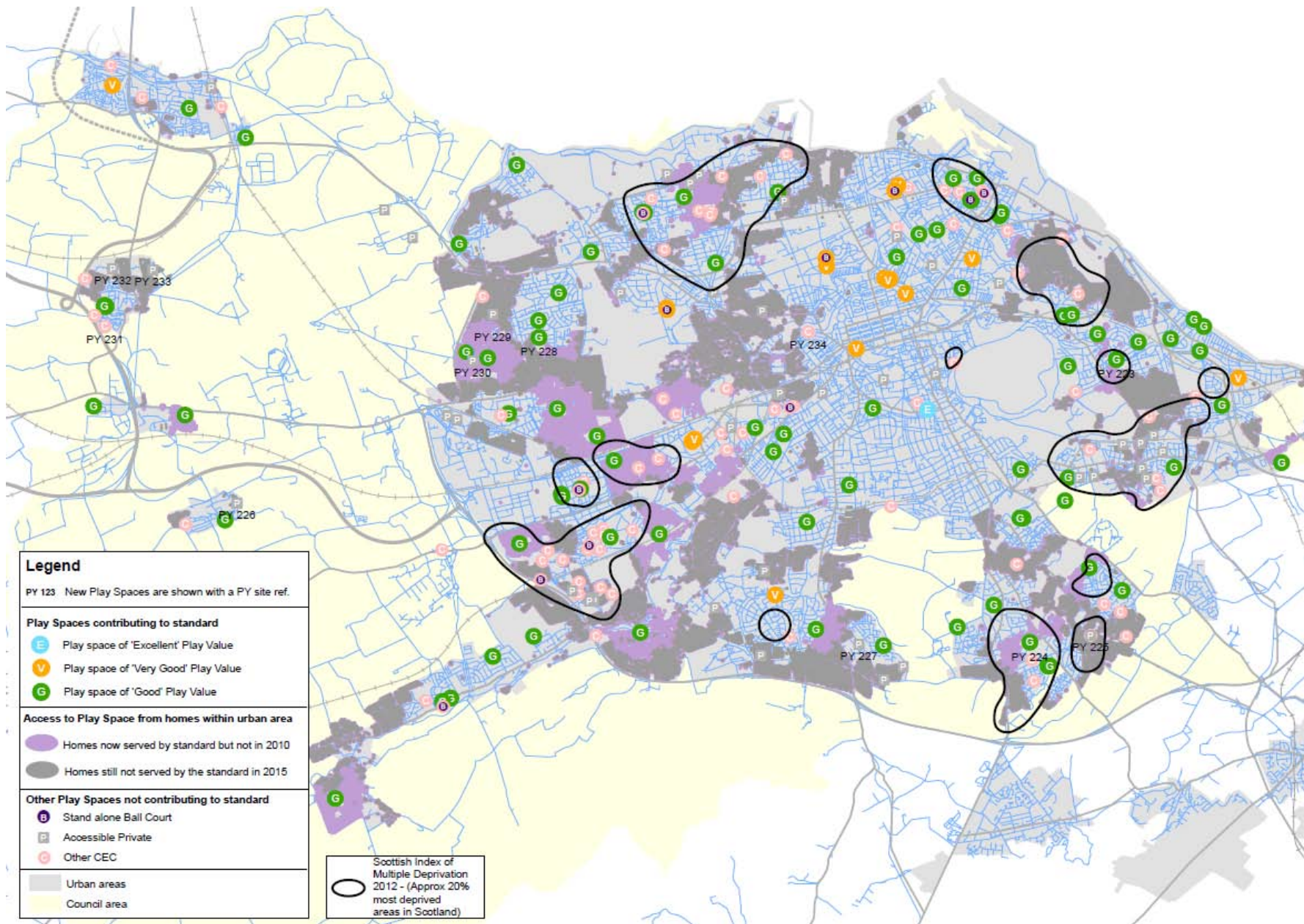
The purple areas show the difference between 2010 and 2016, where creation of new play areas and upgrades to existing play areas have improved the number of play areas meeting the Play Access Standard.

The mapping also shows access to play against data from the Scottish Index of Multiple Deprivation – showing an approximation of areas within the 20 % most deprived areas in Scotland, where future improvements in play could improve equality of access.

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<sup>13</sup> Play Value is based on the former National Playing Fields Association (NPFA) PlaySafe System. The NPFA became Fields in Trust in 2007.





**Play Area Access 2015**

Between 2011/12 and 2015/16 the Council has invested some £715,548 in play area improvements. A 'Good' value play area costs upwards of £80,000 to install and the upkeep of equipment is an ongoing cycle of repair and renewal. Investment is needed to halt wear and tear, which has resulted some play areas declining over the last 5 years.

Since 2010, 5 new play areas have been built by the Council. These include: Gateside - Kirkliston, Gracemount House Drive, Northfield Drive, Buttercup Farm Park in Drumbrae and Old Schoolyard Park in Dean Village.

34 play areas have also been refurbished or supplied with extra equipment. This has achieved the following steps to meet the Play Access Standard:

- 19 play areas were improved from 'Fair' to 'Good' Play Value
- 3 play areas were improved to meet 'Very Good' Play Value. These were: Colinton Mains Park, Saughton Park and King George V Park, Eyre Place.

The Magnet Play Area at the East Meadows retains a Play Value of 'Excellent'.

5 play areas were removed due to housing renewal<sup>14</sup> and vandalism<sup>15</sup>. Local residents were consulted on the changes. 3 play areas planned for removal were kept open in response to community views<sup>16</sup>.

31 privately owned and publicly accessible play areas were mapped in 2010. Though the Council is unable to influence their upkeep, these sites add to the supply of play areas across the city.

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<sup>14</sup> Two play areas were removed due to housing renewal at Leith Fort and Gracemount.

<sup>15</sup> Brown Street, The Pleasance and Dumbryden Gardens, Wester Hailes.

<sup>16</sup> Forth Terrace by Dalmeny Station, Craigpark Crescent, Ratho and to the east of Balfour Street at Pilrig Park.

The target set for March 2016 by the Play Area Action Plan, was to achieve target of 80% of homes served by the standard. A number of Play Area proposals from the 2011-16 Play Area Action Plan remain to be completed. Equally, a number of community led projects and fund-raising initiatives are seeking to upgrade further play spaces across the city.

<b>Name</b>	<b>Action</b>	<b>Estimated Cost</b>
Loaganlea Avenue	Improve toddler play to 'Good'	£50,000
Fauldburn Park	Improve to 'Good' play value	£50,000
Roseburn Public Park	Improve to 'Good' play value	£70,000
Spylaw Park	Raised from 'Fair' to 'Good' and community working to raise to 'Very Good' play value	£30,000
Glenvarloch Crescent, Inch	Improve to 'Good' play value	£80,000
Leith Links	Magnet Play Area – possibly including a skate facility	£400,000* Refer to Large Green space Standard
West Pilton Public Park	Improve to 'Good' play value	£140,000
Morningside Public Park	Improve to 'Good' play value	£70,000
Newcraighall Public Park	Developer contribution (£25,000) secured via new housing at Newcraighall North.	£70,000

There is currently no capital budget remaining to deliver these outstanding actions and a new Play Area Action Plan will be prepared in order to review how existing and new facilities will be managed and explore sources of external funding.

Since publication of the Open Space Strategy and Play Area Action Plan, 7 new play areas have been built in private sector housing sites, these include:

- North Kirkliston (2)
- The Moorings, Freelands Rd, Ratho (1)
- Burnbrae Drive and Burnbrae Place, East Craigs, Edinburgh (2)
- Hyvot's Loan, Edinburgh (1)
- Former water treatment works, Fairmilehead, Comiston Rd, Edinburgh (1)

The Play Area at Burnbrae Drive, East Craigs, is the only example which meets 'Good' play value. In order to correctly understand the range of play activities that are crucial for their development and wellbeing, the 'play value' of all new play areas should be assessed early on in the planning process. This approach was taken for the new residential led development at Broomhills and will result in a play area which will meet 'Good' play value.

### **Play Access towards 2021**

There are no proposals to change the Play Access Standard. Through its implementation by the Play Area Action Plan, it has been instrumental in supporting the right of all children to access quality opportunities for play, avoiding duplication of low value play equipment and establishing stimulating play provision in the most accessible locations.

**Over the next 5 years, the target for both the management of existing play areas and planning of new provision will be to achieve a 10% increase in the number of homes served by the Play Access Standard, bringing coverage close to 90% of the urban area. Potential measures to reduce inequalities across the city include:**

- **upgrading key play areas around the city to 'Very Good' play value**
- **rationalising clusters of low value equipped play to provide fewer but better quality facilities**
- **meeting play value in other ways, through more creative landscape design including natural play elements**
- **taking into account the impact of provision to be delivered by private-sector development as this city grows**

Equally, through further application of national design policy, which requires streets to consider 'place before movement' and by promoting distinctive landscape design, new local streets and green spaces should provide for safe and stimulating unequipped play.

The Strategy complements the wider work of the Council's Play Strategy and Forum, led by the Council's Play Champion. This considers the role of play in the wider community, including:

- Temporary resident-led 'Playing Out' events in streets
- Events in public spaces with activities led by Play Forum partners
- Opening up access to play areas in school grounds outside of teaching hours, as determined locally by Head Teachers

In some parts of the Council Area, primary school playgrounds represent the nearest accessible public asset. Access to grounds out of teaching hours can enhance opportunities for play in the community with sources of funding for play available to parent teacher associations that cannot be applied for by the Council.



### **Case Study: Our PLACE, Learn Outdoors - Cramond Primary**

At Cramond Primary, Commonwealth Games Legacy funding matched by Parent fund raising, supported extensive natural play facilities to be installed in 2014. The design by HarrisonStevens landscape architects has transformed muddy, grass slopes into challenging, fun, play space.

Our PLACE (Play Landscape Active Children's Experience) includes a giant slide, tunnel, wild grass and rocks for climbing and a wooden Roman Galleon with a rope bridge walk way and sunken sand pit. There is also a large 'loose parts' construction area to complement the existing trim trail and football pitch.

The facilities value, promote and support play for all children and realise the importance of play on each child's personal health, social and emotional well being. Positive social skills are learned and encouraged by the school's Pupil Support Assistants. The grounds also support rich learning opportunities during class time. Outside of teaching hours the play ground is accessible by the local community and has been treated with respect by all.

Children and adults happily spend hours here, creating, building, jumping, building, climbing, running and simply hanging out. Playtime incidents have been reduced and pupils return to the classroom after break times invigorated and ready to learn.

Image: Our PLACE, Cramond (HarrisonStevens)

## Local Green Space Standard

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The 2010 Open Space Strategy set out the following requirements which apply to the quality of existing green spaces and level of open space provision in new developments:

Houses and flats should be within 400 metres walking distance of a significant accessible green space of at least 500 sq.m. and good quality (for parks and gardens) or fair quality (for other types).

This principle seeks to provide all homes with a minimum of 500 square metres of green space within 400 m of people's homes. This is the distance nearly 50% of people would walk to access their nearest green space and roughly equivalent to a 5 minute walk.

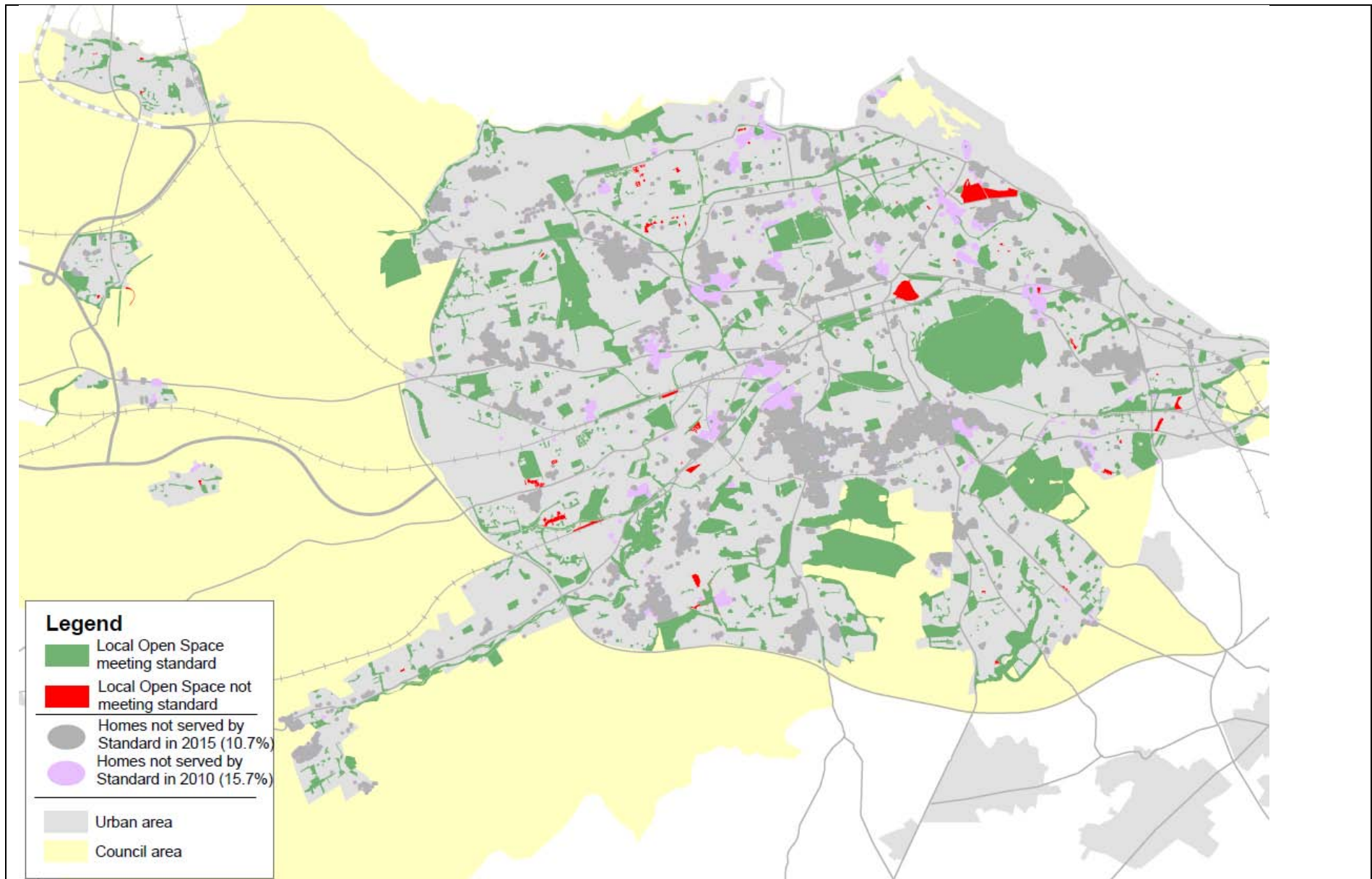
Spaces typically contributing to this standard include over 700 residential amenity areas, semi-natural spaces such as woodlands and green corridors across the city. These should all be of 'fair' quality. Roughly half of these spaces are Council managed with the remainder managed by property factors on behalf of residents.

In many cases, Edinburgh's public parks and playing fields lie within this distance from homes and therefore cater for both local needs and wider community activities. For parks to meet this standard they should be of 'good' quality, recognising the higher standard of facilities and maintenance associated with a public park or garden. A number of parks and gardens under 2 ha also fall into the Local Green Space category.

Edinburgh's local green spaces were assessed over the period 2014/15 by Parks, Local Environment and Planning teams. In 2010, 84% of homes were served by the local green space standard, by 2015 provision had improved to 89 % - an increase of 5%. This compares favourably to some 69% of adults in Scotland who live within a 5 minute walk of their local green space<sup>17</sup>. The areas in purple show where improvements have occurred.

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<sup>17</sup> [http://www.gov.scot/About/Performance/scotPerforms/indicator/green space](http://www.gov.scot/About/Performance/scotPerforms/indicator/green%20space)



**Access to Local Green Space 2015**

Due to the number and diversity of local green spaces across the city, it is not possible to show a trend. Some spaces have declined, whilst others have improved and many have remained the same. Some improvements in quality and access are the result of improvements to large green spaces, others are down to initiatives such as community growing.

The 2010 Open Space Strategy set out actions to improve 8 local green spaces, in addition to actions to improve cemeteries set out in the next section. A progress update is set out below:

### **Completed**

- Baronscourt Park, 'Very Good' in 2015
- Dalry Community Park, 'Good' in 2015 (also to be improved via the Roseburn-Union Canal Green Network)
- Easter Drylaw Park, 'Good' in 2015

- Granton Crescent, 'Very Good' in 2015
- Orchard Brae Park North and South, 'Very Good' in 2015
- Piershill Square East and West
- Ratho Station Park, 'Good' in 2015
- Piershill Square West, 'Fair' in 2015

### **Outstanding**

- Harvester Way – low quality in 2015
- Piershill Square East – low quality in 2015. Quality has declined following improvements in 2010.

Over 30 new local open spaces have been provided through new housing and other developments and these tend to be of fair or better quality from the outset. This includes local parks alongside the Union Canal at Ratho and Fountainbridge Green, in addition to linear parks created at the former Fairmilehead Water Treatment Works and Dreghorn Polofield, Colinton.

### **Local Green spaces 2016-21**

The Scottish Government has included improvement in access to local green space as a National Indicator to measure progress towards delivery of the National Outcomes of a healthier, safer and stronger, wealthier and fairer, smarter and greener Scotland. The Open Space Strategy provides a useful update in terms of meeting this objective within the Council Area.

Whilst a more equitable standard in terms of access to quality Large Green spaces now exists across the City, the challenge for the next phase of the Open Space Strategy is to promote better quality green spaces within 5 minutes of people's homes.

In addition to large green spaces, local green spaces play an important role in people's perceptions of their neighbourhood, providing space for physical activity for those of all abilities, offering space for play which can easily be supervised by parents and generally improving wellbeing by encouraging more time to be spent outdoors.



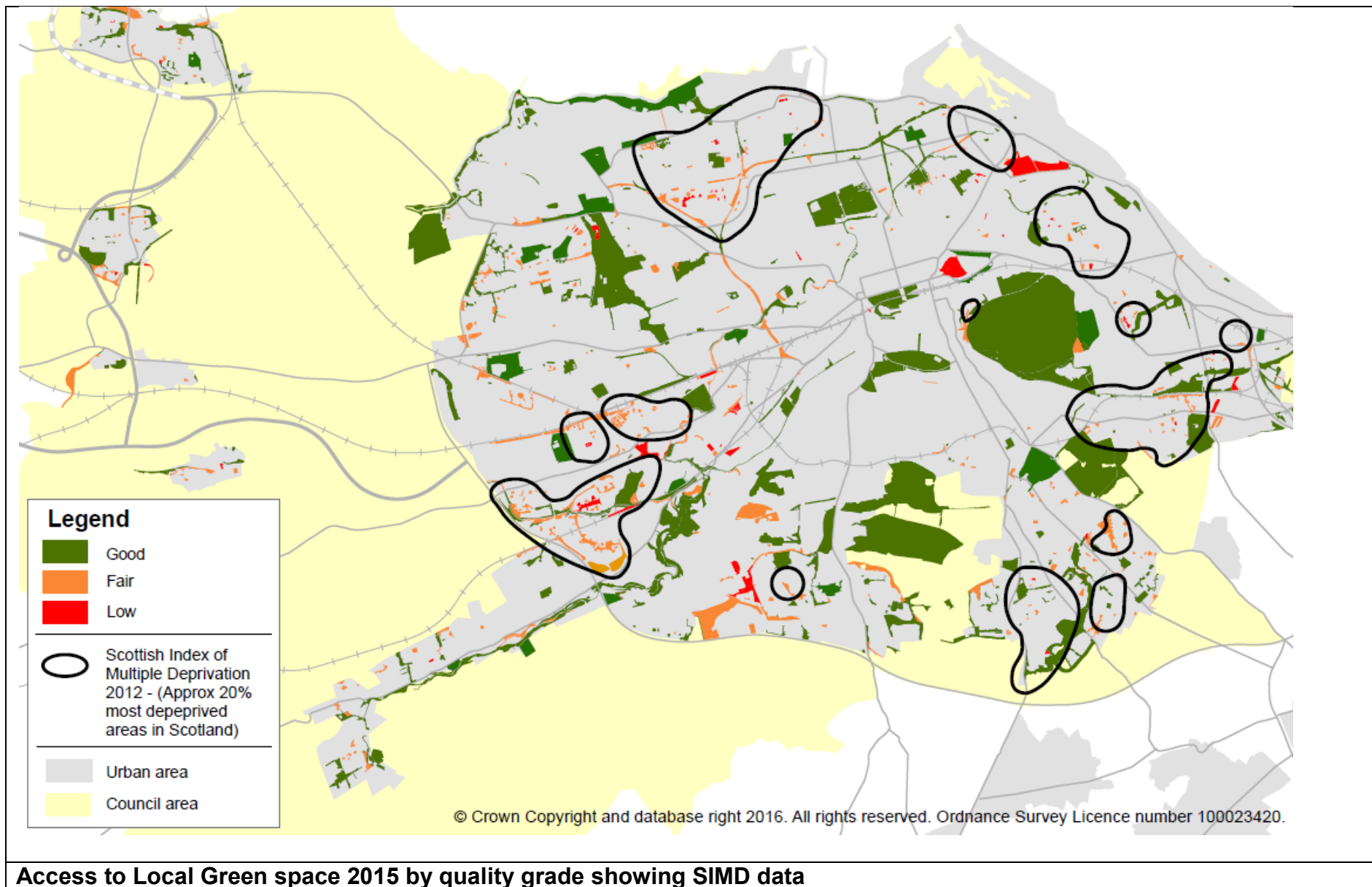
Local green spaces are the starting point for initiatives to get people more active, such as ‘Couch to 5K’. They also have a crucial function in improving access to nature on a day-to-day basis and helping to counteract the fragmentation of habitats within built up areas, a key objective of the Edinburgh Biodiversity Action Plan and Edinburgh Living Landscapes<sup>18</sup>.

Over the next 5 years, to support these outcomes it is proposed to work towards a target of a 20% increase in local green spaces achieving ‘good’ quality, currently 64% of all spaces. The following map indicates spaces of low quality which should be prioritised but highlights that approx 30% are of ‘fair’ quality with scope to be improved to better meet local needs.

The map also shows data from the Scottish Index of Multiple Deprivation – showing an approximation of areas within the 20 % most deprived areas in Scotland, where improvements would improve equality of access and align with Council and CSGN priorities. This approach will be supported by community led initiatives and priorities for publicly managed green spaces as agreed through Locality Improvement Plans.

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<sup>18</sup> [http://www.edinburgh.gov.uk/downloads/file/7669/edinburgh\\_biodiversity\\_action\\_plan\\_2016-18](http://www.edinburgh.gov.uk/downloads/file/7669/edinburgh_biodiversity_action_plan_2016-18)



Feed-back from stakeholders suggested further ways in which local green spaces in new housing developments could deliver multiple benefits. Good practice advice on these issues below will be set out in updates to the Edinburgh Design Guidance.

- Paths crossing the space to enable use in winter and access for all
- Provide spaces for community growing and fruit trees
- Include space for a diversity of larger growing trees to renew Edinburgh's canopy cover
- Sheltered, social spaces to congregate and meet neighbours with seating or walling
- A design that complements local streets by providing safe but stimulating unequipped play for children
- In larger spaces, a layout with sub-areas to minimise conflict between users
- Edinburgh Meadow Mix in naturalised grassland areas
- Complement sustainable urban drainage through location alongside swales, rain gardens.
- Encourage links to the green network and active travel network



## Case Study: Dreghorn Polofields

The development of 77 dwellings (including 25% affordable homes) by Miller Homes on agricultural land between Colinton Conservation Area and the City Bypass was granted consent in 2011 to maintain Edinburgh's housing land supply. A linear park was master planned by Optimised Environments as a local green space to retain a recreational route through the development which links under the A720 to Bonaly Country Park and the Pentland Hills Regional Park. The space is overlooked by the homes and runs along the edge of the Bonaly Burn and existing gardens, responding to local landscape features. The design incorporates views to the northern slopes of the Pentlands, surface water storage under grassed areas, new tree planting, bulbs and wildflowers, seating, informal play and a cairn pointing out the nearby hills. As part of the development, management has also been carried out to improve the adjacent Covenanter's Wood for public access.

Image: View northwards along the linear park.

## **Cemeteries, Burial Grounds and Churchyards**

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Cemeteries, churchyards and burial grounds also contribute to the Local Green space Standard. Those in active use for burials firstly provide an important role in the commemoration of loved ones for the bereaved.

As urban green spaces, cemeteries, churchyards and burial grounds also contribute to the attractiveness of the urban scenery, Edinburgh's biodiversity and its cultural interest, particularly the city's historic burial grounds, where many infamous figures are laid to rest.

The 2009 Open Space Audit recorded that in the Council area there were 11 churchyards, of which 6 are Council-owned, 20 Council cemeteries and further 10 cemeteries in private ownership.

The 2010 Open Space Strategy noted the long-term capacity of the new Craigmillar Castle Park Cemetery, which opened in 2006 and set out actions to improve local green space quality in the following locations:

- Old Calton Burial Ground
- New Calton Burial Grounds
- North Leith Churchyard
- Dalry Cemetery
- Newington Cemetery

These actions were not progressed as originally intended due to the priorities of managing memorial stability, many of which are protected for their special architectural or historic interest, alongside features such as stone walling, iron railings and gates.

The Council's transformation in 2016, places cemeteries and burial grounds in the same service area as parks and green spaces, which creates better opportunities to enhance their social, cultural and biodiversity potential.

A number of initiatives to improve the city's burial grounds are already underway. To conserve and enhance built heritage of international acclaim and improve access to green space in the city centre, Edinburgh World Heritage have been leading the Edinburgh Graveyards Project.

Beyond the World Heritage Site, Friends Groups at both Warriston and Morningside cemeteries have been championing these monuments to local culture and history and carrying out voluntary works to improve landscape management for public access and wildlife benefit.

### **Cemeteries and Burial Grounds 2016 – 2021**

**Over the next five years, priorities for Cemeteries and Burial Grounds include:**

- **Reviewing green space quality through the Parks Quality Assessment programme**
- **Supporting the development of a Friends network**
- **Working with others, in particular, Edinburgh World Heritage to deliver improvements forming part of the World Heritage Site Management Plan.**



## Case Study: Edinburgh Graveyards Project

This project led by Edinburgh World Heritage, involves five green spaces within the UNESCO World Heritage Site of the Old and New Towns of Edinburgh: Greyfriars, Canongate and St Cuthbert's Kirkyards and Calton Old and Calton New Burial Grounds. These sites are the resting place of some of Edinburgh's most famous figures including; economist Adam Smith, poet, Robert Fergusson; inventor Robert Stevenson, and philosopher David Hume. Each of these sites is at risk; suffering not only at the hands of weathering and erosion but also from limited resources, anti-social behaviour and a lack of awareness of their value as local green open spaces. The project is co-ordinating a joined-up approach to revitalising these places so that they become well-loved community resources as well as 'must-see' visitor attractions.

Image: Doors Open Day Old Calton Burial Ground.

# Playing Fields and Other Sports Areas

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Edinburgh's Physical Activity and Sport Strategy<sup>19</sup> encourages everybody to keep active as a way of life. This follows the Scottish Government's strategy for physical activity 'Let's Make Scotland More Active'<sup>20</sup>.

Physical inactivity remains a major challenge to improving health within Scotland. It is recommended that in a week, children should be active for an hour each day and adults, for 30 minutes on most days.

On average, Edinburgh residents report undertaking physical activity on two or three days of the week, however, 31% of residents still manage less than half an hour of physical activity<sup>21</sup>.

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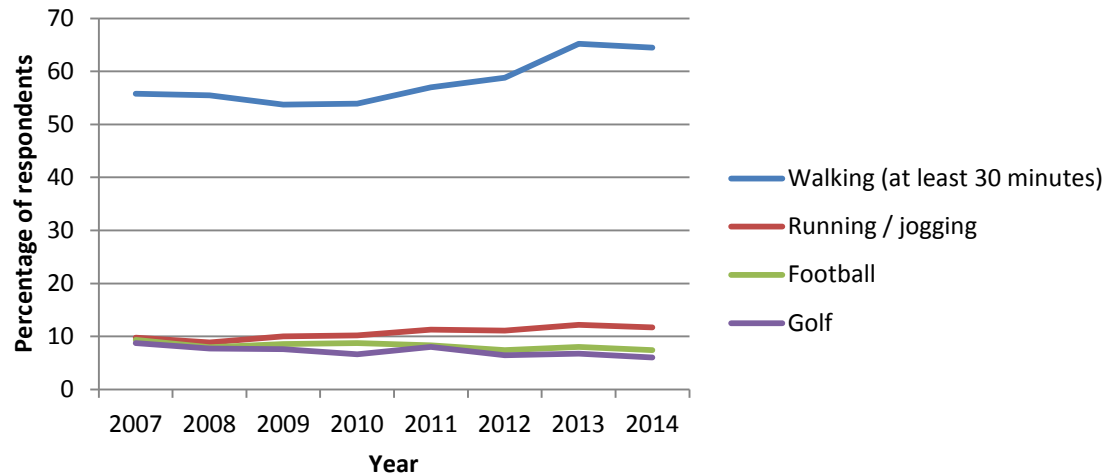
<sup>19</sup> City of Edinburgh Council, 2014. *Edinburgh's Physical Activity and Sports Strategy*. [ONLINE] Available at: [http://www.edinburgh.gov.uk/directory\\_record/683866/edinburghs\\_physical\\_activity\\_and\\_sports\\_strategy](http://www.edinburgh.gov.uk/directory_record/683866/edinburghs_physical_activity_and_sports_strategy) [Accessed: 3 May 2016].

<sup>20</sup> The Scottish Government, 2003. *Let's Make Scotland More Active - A Strategy for Physical Activity*. [ONLINE] Available at: <http://www.gov.scot/Publications/2003/02/16324/17895> [Accessed: 3 May 2016].

<sup>21</sup> City of Edinburgh Council, 2014. *Edinburgh People Survey Summary Results*. [ONLINE] Available at: [http://www.edinburgh.gov.uk/info/20029/have\\_your\\_say/921/edinburgh\\_people\\_survey](http://www.edinburgh.gov.uk/info/20029/have_your_say/921/edinburgh_people_survey) [Accessed 13 April 2016].



**Trends in participation in sport in the last four weeks 2007 - 2014  
Scottish Household Survey 2014**



National trends indicate that participation levels in pitch sports remain steady but that walking for at least 30 minutes at least once per month is on the increase.<sup>22</sup>

The Council aims to raise the profile of physical activity and sport in Edinburgh, encourage lifelong participation for all and support local clubs and community-led initiatives.

Although physical activity can take many forms, including play, dance and housework, a key objective is to encourage greater use of Edinburgh’s green spaces and sports facilities, including those in schools.

Across the City, the Council owns 109 full size football pitches, 29 artificial pitches, 57 7x7 pitches, 30 rugby pitches and 24 cricket pitches.

The 2010 Open Space Strategy found there were enough pitches across Edinburgh to meet demand but that by improving their quality, greater use and levels of participation in sport could be supported.

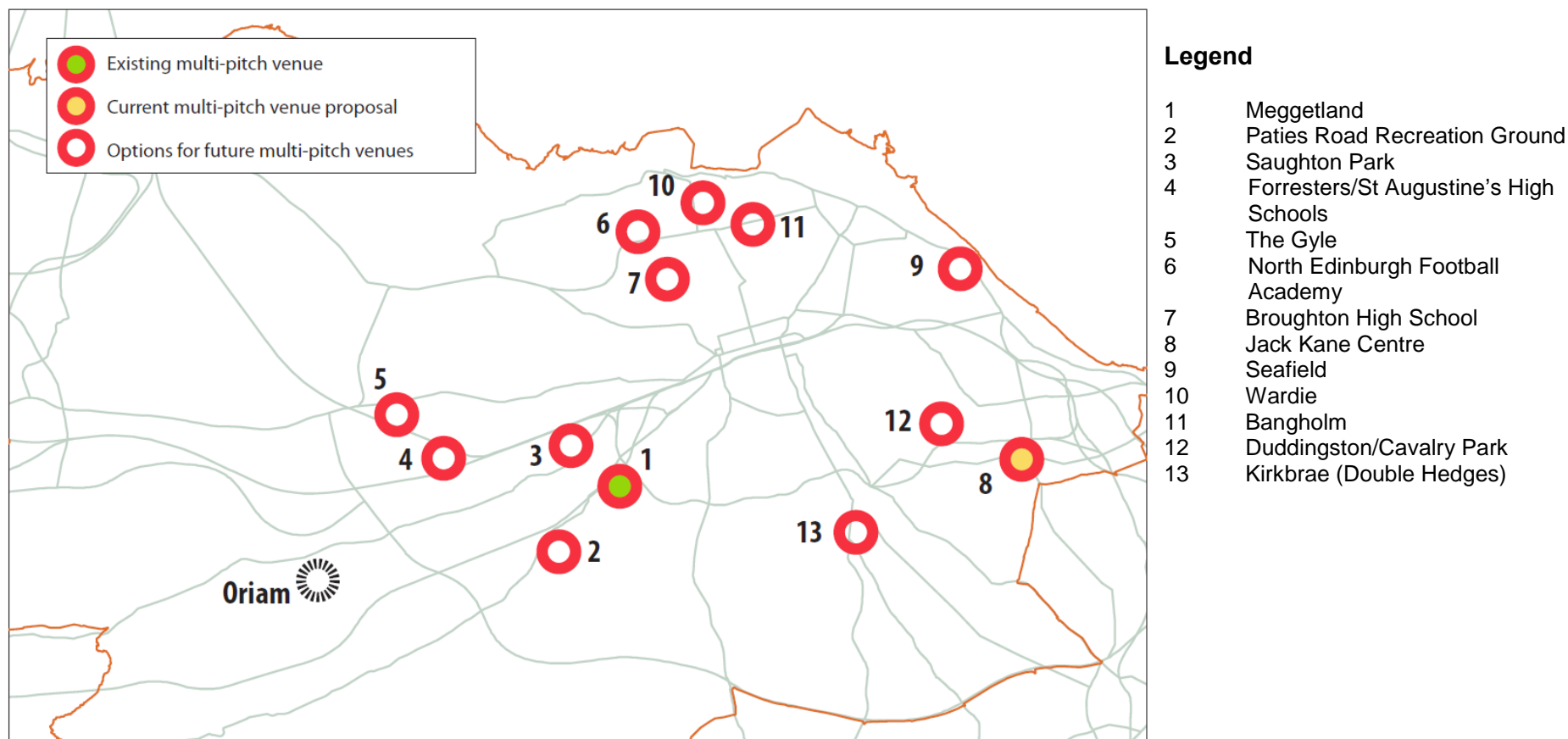
<sup>22</sup> Scottish Government, 2015. *Scottish household survey - publication summary - annual report*. [ONLINE] Available at: <http://www.gov.scot/Topics/Statistics/16002/PublicationAnnual> [Accessed: 5 May 2016].

Investment was to be concentrated in multi-pitch venues, such as the Meggetland Sports Complex, which opened in 2006.

Criteria defining a multi-pitch venue are:

- One semi-final/final pitch (essential)
- At least two A or B quality supporting pitches (essential)
- At least one floodlit synthetic grass full size pitch (essential)
- Grade 1 changing facilities (essential)
- Facilities fully open to public use (essential)
- Social facilities (desirable)

The locations identified were spread around the city, where sufficient space existed to avoid restricting access to green space or impacts on the character of the city's Conservation Areas.



### Location of existing, proposed and future multi-pitch venues

A long timeframe for delivery was identified, between 2010-2020. Whilst further venues have not been progressed in the last 5 years, the Council plans to refurbish the Jack Kane Centre and improve the pitches in Hunter's Hall Park.

This upgraded venue will include new and refurbished all weather pitches, alongside an outdoor velodrome and a bmx track. Subject to planning approval, re- opening is anticipated in Autumn 2017. The Council is also embarking on the redevelopment of Meadowbank Stadium, which will comprise indoor and outdoor athletic tracks, and all weather pitches.

Whilst investment in further multi-pitch venues remains a long-term goal for the Council, due to reduced resources, further multi-pitch venues beyond those already planned are unlikely to materialise in the next 5 years.

Nonetheless, grass pitches can become unplayable until the next growing season if damaged by ongoing wet weather and heavy use from repeat fixtures. Use of grass pitches is generally kept to 2-3 games per week.

In 2013/14 £500,000 was allocated to improve grass pitch drainage in a number of existing parks, including Inverleith Park, Roseburn Park, Seven Acre Park, The Meadows, Seafield Recreation Ground, Ravelston Park, Drumbrae Park, Dundas Park, Davidsons Mains Park, Inch Park, Silverknowes Park and Leith Links.

Through a review of its sports pitches, the Council is exploring reducing maintenance costs and spreading wear and tear by transferring some bookings to existing all weather pitches and school grounds. This will potentially deliver further multi-pitch venues at the schools shown in the map above.

The Local Development Plan sets out policy which controls loss of playing fields in order to maintain or improve a city-wide resource to meet the needs of local communities. For example, the policy allowed development on a playing field at the former St Margaret's School campus at East Suffolk Road. To compensate for the loss of a grass pitch for residential development, a financial contribution of £130,000 was required from the developer to upgrade the public playing fields at Kirkbrae/Double Hedges. The Kirkbrae/Double Hedges playing fields were originally identified as important community resource with long-term potential to convert into a multi-pitch venue in the 2010 Open Space Strategy.

In 2016, the National Performance Centre for Sport, called Oriam, opened at Heriot-Watt University's Riccarton campus. This £30 million facility is designed to support Scotland's elite athletes whilst also offering gym membership and bookable pitches for the public.

The facility was paid for backed by £25 m from the Scottish Government and £2.5m each from Heriot-Watt University and the City of Edinburgh Council. Oriam includes an indoor spectator full-sized 3G football pitch, a full sized spectator grass pitch, a synthetic 3G pitch, goalkeeper training areas, two grass rugby pitches, five grass football pitches, three outdoor tennis courts and a nine-court sports hall.

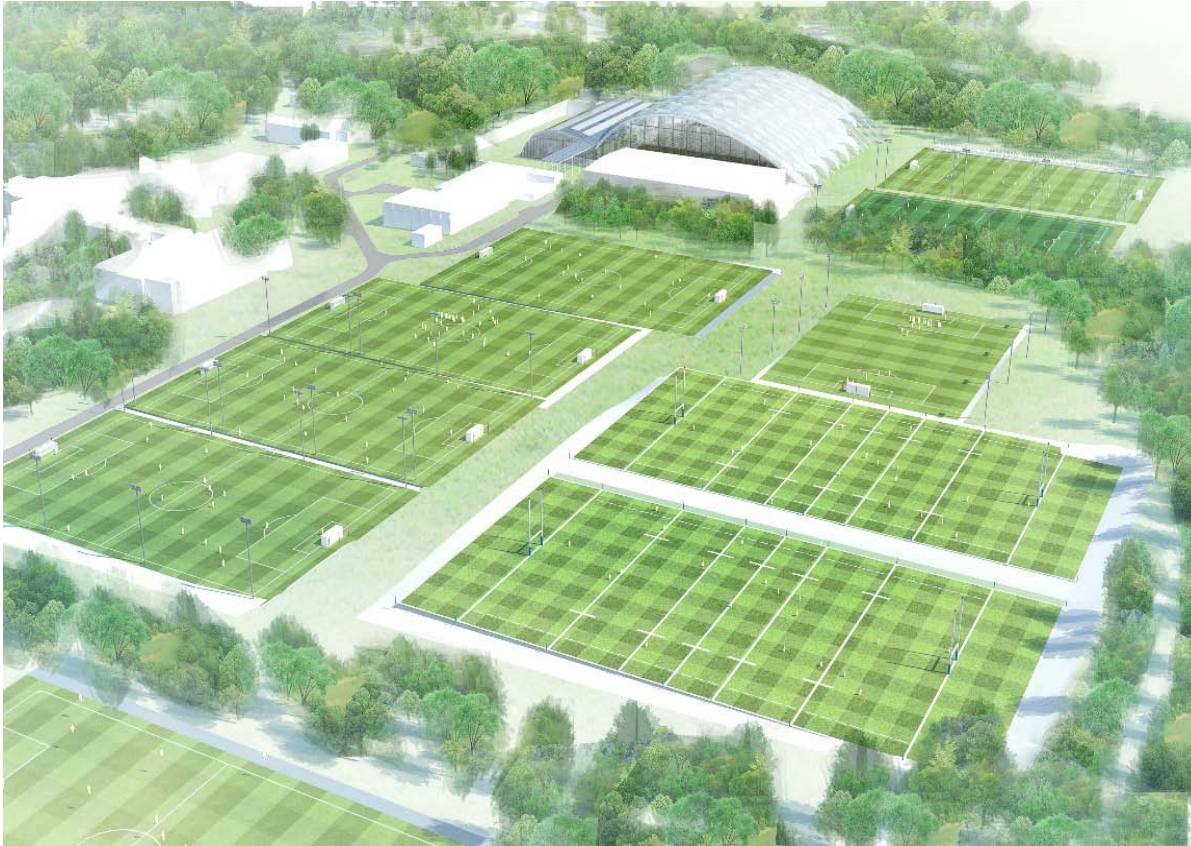
## **Playing Fields towards 2021**

Whilst the supply of playing fields is sufficient within the city, as the City expands, it will be necessary to ensure that new communities benefit from equivalent access to sports provision. Provision of a multi-pitch venue at Hunter's Hall Park will serve the expanding population in South East Edinburgh Strategic Development Area.

**Analysis of existing access to playing fields, reveals that most homes are within a 15 minute walk of a playing field in a park, leisure facility or school. However, playing field provision for the West Edinburgh Strategic Development Area will need to be considered via the following options:**

- **Upgrading of South Gyle Park to a multi-pitch venue**
- **Meeting needs by providing public access to sports facilities within school grounds**

**As noted earlier, large green spaces should also provide space for informal ball games and keeping active.**



## Case Study: Oriam

Oriam is Scotland's new sports performance centre, located at Herriot-Watt University in the south west of Edinburgh, six miles from the city centre. It provides Scotland's current and future sporting stars with the facilities, access and support services that will be essential for achieving international success, whilst also providing access for the local community, including the health and fitness suite.

In 2012, the Scottish Government committed £25 million of funding. Herriot-Watt University and the City of Edinburgh Council were successful in bidding to host and operate the centre and contributed £2.5m each towards the project. The two organisations have worked with Sportscotland and partner sports bodies to deliver a world class performance facility designed by Architects Reiach and Hall and Landscape Architects Rankin Fraser.

The centre includes a full size indoor 3G pitch; full size outdoor 3G pitch; twelve court sports hall; five outdoor grass football and two grass rugby pitches; hydrotherapy pool; onsite café, conference and meeting facilities and world class facilities for sports science and medicine as well as coaching.

Image: Aerial view from south west.

## Bowling Greens and Tennis Courts

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Since 2009, a number of bowling greens have closed, this includes:

- Tipperlin Bowling Club – part of the re-development of the Royal Edinburgh Hospital;
- Caledonian Bowling Club, Russell Road – now a builder's yard; and
- Ferranti Bowling Green, Inverleith - now a children's nursery.

At Broughton Road, two bowling greens have been converted to school playing fields for Broughton Primary, whilst at Leith Links, one of the four bowling greens has been replaced with a tennis court.

Two new tennis courts were opened in 2015 at Victoria Park on the site of redundant tennis facilities and new a tennis court and mini-tennis court were established at Warriston Playing Fields.

## Golf Courses

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In 2010, the Open Space Strategy observed a number of changes in participation in golf as follows:

- A decline in club membership and rise in 'pay-and-play'
- Growth in youth participation through the 'clubgolf' programme
- Concern that some of Edinburgh's private clubs may go out of business due to falling membership and higher maintenance costs resulting from wet summers.

In recent years, the number of people playing golf across the UK has been decreasing, however, in 2014, levels of golf participation stabilised.<sup>23</sup>

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<sup>23</sup> Source: 2014 Golf Participation in Great Britain, Sports Marketing Surveys Inc.

Some reasons for fewer people playing golf include: the overall cost of the game, the time it takes to play a round of golf, family and work commitments and taking up new sports<sup>24</sup>.

### Changes in visitor numbers to municipal golf courses 1998/99 - 2014/15



There are six municipal golf courses in Edinburgh, managed by Edinburgh Leisure, these are:

- Braid Hills – 18 holes
- Carrick Knowe - 18 holes
- Craigentenny – 18 holes
- Portobello – 9 holes
- Silverknowes – 18 holes
- Wee Braids – 9 holes

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<sup>24</sup> Source: Growing Golf in the UK, Syngenta 2014.



Annual members can play all six courses, which are also available to non-members on payment for a round of golf through 'pay-and-play'.

Whilst the total number of visits to municipal courses has remained broadly stable since the 1990s at between 150,000 - 200,000 visits per year, in recent years, the total number of visits has fluctuated between highs of 182,000 in 2011/12 and 169,000 in 2013/14 to lows of 130,000 in 2012/13 and 139,000 in 2014/15.

To promote youth participation in the game, 'Firstclubgolf' introduces primary school pupils to golf. In 2015, almost 3500 pupils took part in the introductory programme compared to around 3000 pupils in 2009<sup>25</sup>. 81 schools in Edinburgh are now involved in delivering additional 'clubgolf' coaching to support long term participation.

Golf continues to make up about one quarter (26%) of all urban open space in Edinburgh. In 2010, 20 of the 26 courses in the Council Area were located in the Edinburgh Green Belt.

However, since 2010, two private hill courses in the green belt have closed, Lothianburn in 2013 and Torphin Hill in 2014. Anecdotal evidence suggests remaining members have joined nearby courses.

Understanding changing trends in golf, including diversification to provide other leisure pursuits, therefore has a bearing on the green belt's landscape setting and recreational value.

No data is available on levels of participation at Edinburgh's privately managed golf clubs. However, 'Edinburgh Golf' has been recently launched as a promotional initiative by a working partnership of 14 privately managed golf courses in and around the city<sup>26</sup>.

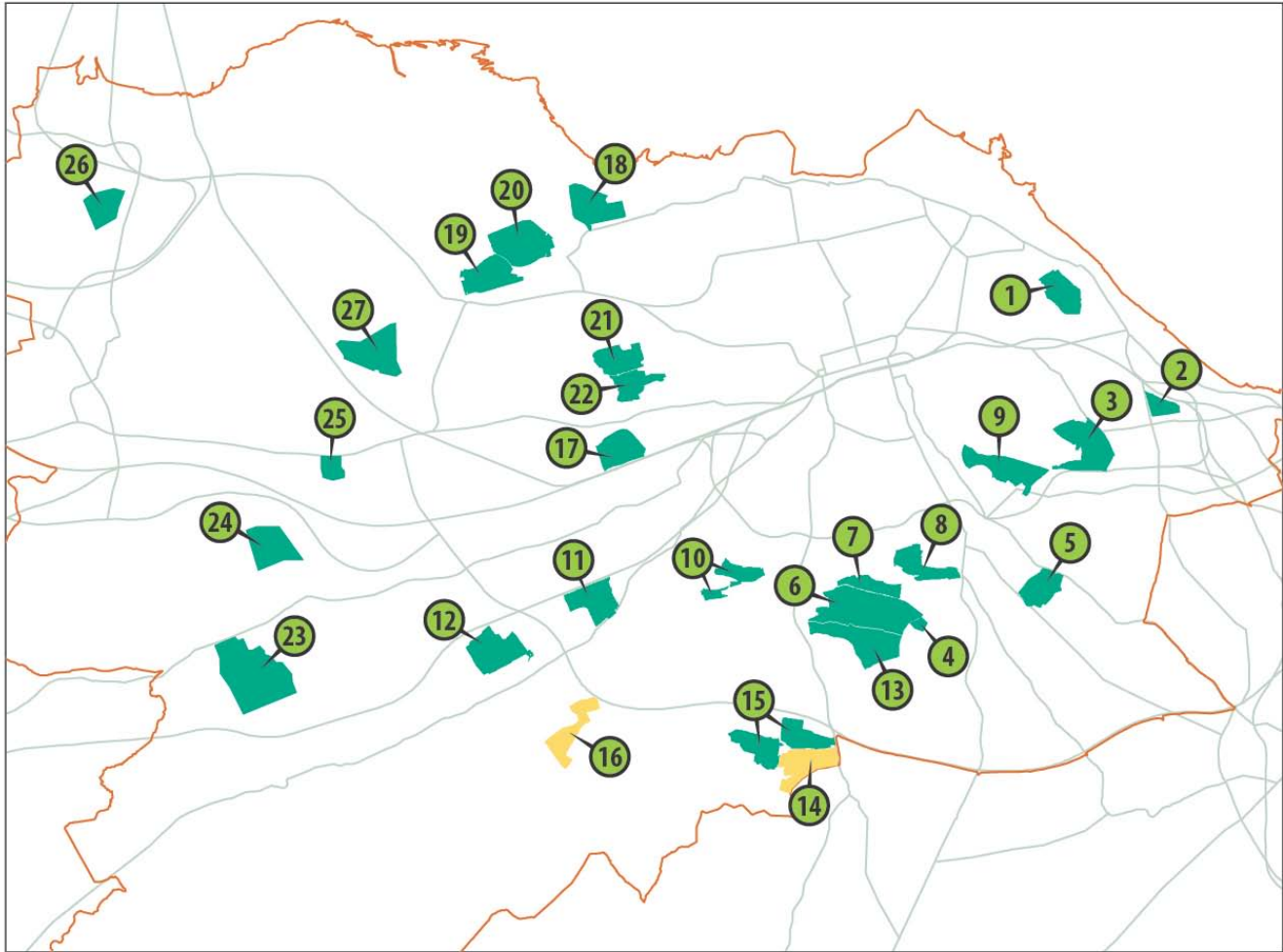
To encourage local residents and visiting golfers to play more golf, 'Edinburgh Golf' offers online booking facilities, a newsletter and discount visitor fees to participating clubs.

With the exception of the Braid Hills, which is traversed by path routes offering opportunities to spot wildlife and enjoy views across the City, most courses are not counted as fully accessible by the Open Space Audit. However, it is recognised that the margins of many course are enjoyed informally through the Outdoor Access Code.

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<sup>25</sup> Source: Sports and Outdoor Learning Unit , City of Edinburgh Council.

<sup>26</sup> Musselburgh Golf Course in East Lothian and Broomieknowe Golf Course in Midlothian are included in addition to the following in Edinburgh: Baberton, Craigmillar Park, Duddingston, Kingsknowe, Liberton, Merchants, Prestonfield, Ratho Park, Swanston New and Turnhouse.



**Legend**

- 1 Craigentenny
- 2 Duddingston
- 3 Portobello
- 4 Braid Hills (Golf Range)
- 5 Liberton
- 6 Braid Hills/Princes
- 7 Hermitage
- 8 Craigmillar
- 9 Prestonfield
- 10 Merchants of Edinburgh
- 11 Kingsknowe
- 12 Baberton
- 13 Mortonhall
- 14 Lothianburn - Not in active use
- 15 Swanston
- 16 Torphin - Not in active use
- 17 Carrick Knowe
- 18 Silverknowes
- 19 Royal Burgess
- 20 Bruntsfield
- 21 Ravelston
- 22 Murrayfield
- 23 Dalmahoy
- 24 Ratho Park
- 25 Gogarburn
- 26 Dundas Park
- 27 Turnhouse

**Location of Golf Courses**

# Allotments and Community Growing

## Allotments

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Allotments and community growing provide a great way to keep active outdoors, socialise and grow healthy, locally sourced fruit and vegetables. Providing access to land to grow food contributes to the objectives of [Edible Edinburgh](#), a cross-sector approach to promote a sustainable local food economy, celebrate food culture, improve health and reduce food poverty and waste.

### Allotments

In 2010, the waiting list for a Council allotment plot stood at some 2,367 people. Taking account of existing plot holders, demand stood at over three times the supply of 1,233 plots. The waiting time for a Council plot, depending on the area of the city, was between four and seven years.

In recognition of this level of interest, the Council's Allotment Strategy<sup>27</sup> set out to provide one new allotment site per year over the next 5 years, as well as to improve the facilities and administration of existing allotments.

This target has been met and 12 new sites have been created since 2010, through both public and private sector action. Capacity at existing allotment sites has been increased, whilst half-plots and raised beds have been created for those who don't need a full 20 x 10 m plot.

A number of longer-term site options for Allotments were also explored through the Open Space Strategy. However, these have not been progressed in the short-term due to issues of land ownership, soil quality and loss of open space for other uses such as sports.

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<sup>27</sup> City of Edinburgh Council, 2010, Cultivating Communities: A Growing Challenge – An allotments strategy for the City of Edinburgh (2010-2015)

The Community Empowerment (Scotland) Act 2015 introduces new requirements for councils to manage waiting lists and report on provision each year. Local Authorities will also have to take reasonable steps to address high demand. New protection against allotment closure has also been introduced.

The Council in partnership with the Allotments Steering Group<sup>28</sup> is in the process of preparing a new Allotment Strategy. This will call for new sites to be put forward by interested parties and for these to be agreed through the four Locality Areas.

In 2015, the waiting list for allotments stands at 2510 for the 1425 plots managed by Parks and Green spaces. Including allotments owned by other organisations, the total supply across the Council Area is 1,690.

As in 2010, any new locations suggested for allotments should be evaluated against the Open Space Strategy's standards to ensure that new sites will not impact on the availability of green space for other recreational uses, particularly in areas of high density housing.

The Local Development Plan has a role in safeguarding sites for allotments and will continue to do so through the Open Space Strategy, where sites with longer-term potential to meet demand are identified, such as at Midmar.

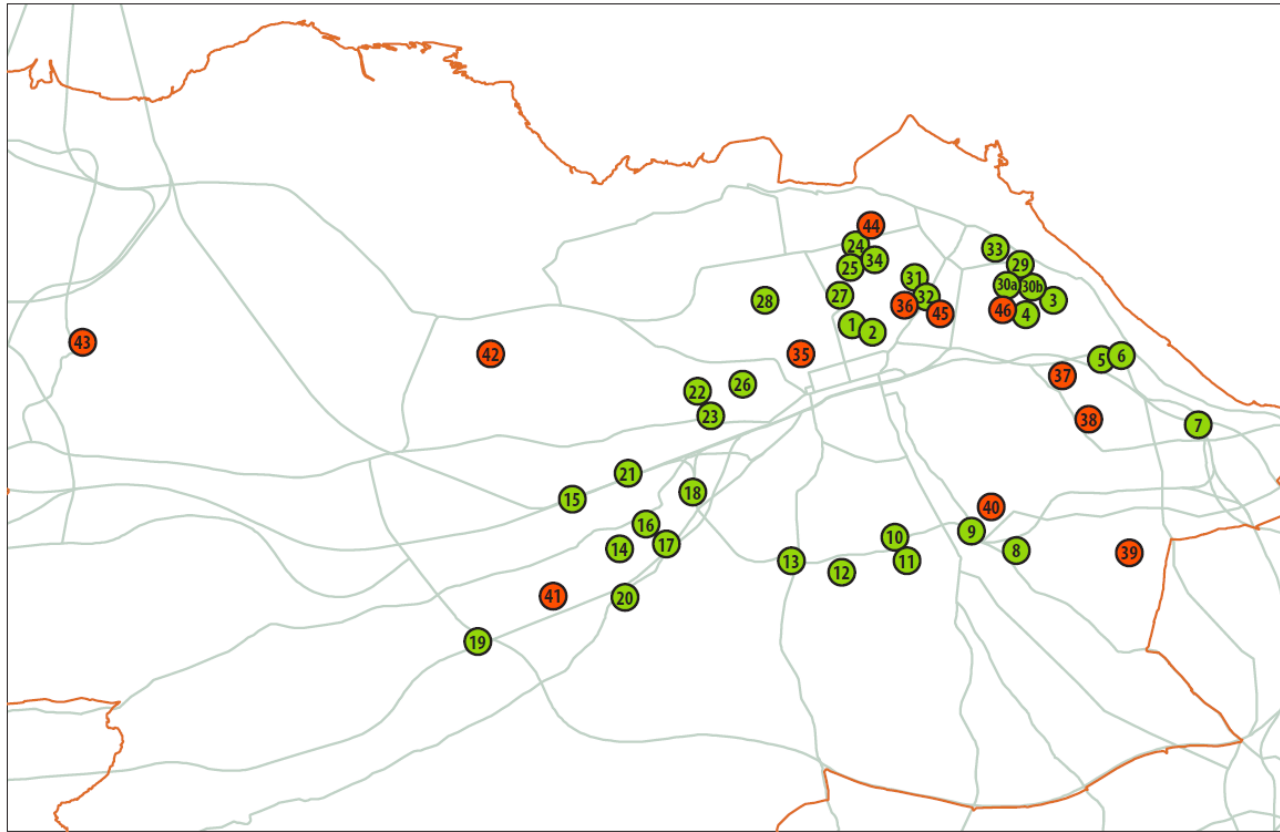
Equally, the requirements for a number of proposed housing allocations set out in the Local Development Plan, indicate several sites with potential to increase the supply of allotments. These include:

- Leith Links Seaward Extension;
- Newmills Park;
- Moredunvale Road;
- Curriemuirend; and
- Brunstane.

Through residential expansion of Newcraighall village to the north of Newcraighall Road by some 220 homes, the Council has secured provision for 16 full size allotments to be adopted and managed by the Council.

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<sup>28</sup> The Allotments Steering Group includes representatives from the Federation of Edinburgh and District Allotments and Garden Associations (FEDAGA) and Scottish Allotments and Gardens Society (SAGS), allotment holders, those on the allotment waiting list as well as the City of Edinburgh Council Parks and Greenspaces Service.



### Allotment Sites in 2009

- 1 East Scotland Street Lane North
- 2 East Scotland Street Lane South
- 3 Craigentenny
- 4 Findlay Avenue/Sleigh Drive
- 5 Telferton
- 6 Telferton
- 7 Portobello East
- 8 Bridgend Farm
- 9 Lady Road
- 10 Relugas Place
- 11 West Mains
- 12 Midmar
- 13 Morningside
- 14 Saughton
- 15 Stenhouse
- 16 Chesser Crescent
- 17 Hutchison Loan
- 18 Slateford Green
- 19 Wester Hailes
- 20 Redhall
- 21 Carrick Knowe
- 22 Succoth Gardens
- 23 Roseburn Cliff
- 24 Ferry Road
- 25 Warriston
- 26 Dean
- 27 Warriston Crescent
- 28 Inverleith
- 29 Claremont Park
- 30a Restalrig
- 30b Prospect Bank
- 31 Pilrig Park
- 32 Cambridge Avenue
- 33 Leith Links
- 34 Warriston
- 35 Prestonfield
- 36 Dumbryden
- 37 Drumbrae
- 38 Klrkliston
- 39 Victoria Park
- 40 Albert Street
- 41 Hawkhill and Nisbet

### Allotment Provision 2009 - 2015

#### Allotment Sites 2015

- 35 India Place
- 36 Inchkeith Court
- 37 Baronscourt
- 38 Northfield Drive
- 39 Greendykes

- 40 Prestonfield
- 41 Dumbryden
- 42 Drumbrae
- 43 Klrkliston
- 44 Victoria Park
- 45 Albert Street
- 46 Hawkhill and Nisbet



## Case Study: India Place Allotments

The City Centre Neighbourhood Partnership helped fund the creation of 27 Allotments as part of Neighbourhood Environment Programme.

The idea was initiated on a walk about the local area with residents who wanted 'urban allotments' for people living in the city who did not have the time to manage a large plot, but wanted to enjoy growing their own food and spending more time outdoors. The plots are therefore smaller than the standard 10 x 20m Edinburgh allotments. There are 21 raised beds with some being half plots and nearly all the plot holders are new to organic growing and gardening.

The site's history has been reflected in the design of the space. It was once the location of tenements that were demolished in 1961. Now, the old tenement coal bunkers are used as tool sheds for plot holders after Edinburgh World Heritage funded the repair of the back wall and timber cellar doors.

Furthermore, an Appearance Matters budget from the neighbourhood funded the cost for the design of the gatehouse entrance, known as "the hut", which was designed by Sutherland Hussey Architects. The grand opening of the allotments was in May 2013.

## Community Growing

In 2009, the Open Space Audit recorded relatively few community gardens. Some of the best known examples at the time were Redbraes Community Garden in Leith, Dr Mackay's Wood in Juniper Green and Corstorphine Hill Walled Garden, which has had repeated success in the Green Flag Award community category.

Over the last 5 years, community gardens and growing projects have expanded to more than 50 sites. Edinburgh and the Lothians Green space Trust maintain a [map of community gardens](#) across the city. There has also been increased interest in the use of stalled development sites and derelict land following the success of Glasgow City Council and Glasgow Housing Association's '[Stalled Spaces](#)' project.

Successful examples of temporary greening include the Grove Community Garden, where the local community have been working with developers of the former brewery site at Fountainbridge to grow their own fruit, vegetables and herbs since 2012. This has transformed an unused gap site into a temporary community hub.

By contrast to other parts of the Central Belt, Edinburgh has a much lower proportion of derelict land and as the economy has picked up following the recession, a faster turnaround of vacant land. Whilst opportunities for stalled spaces on previously developed land may be more limited, this temporary use is supported in principle.

However, in Edinburgh, many more community gardens are springing up in under-utilised amenity green spaces within residential areas and delivering permanent improvements to make the city's parks and green spaces ever more vibrant places, whilst complementing the resources available to the Council for grounds maintenance.

Examples include the Calders community garden in Wester Hailes, which has transformed an area of low quality grassland adjacent the Union Canal. Leith Links has benefitted from the introduction of a community orchard at its east end, close to the entrance of the Restalrig Railway Path. At its west end, Leith Community Crops in Pots are making good use of redundant tennis and putting facilities to inspire a future generation of gardeners.

## **Allotments and Community Growing towards 2021**

Site options arising from the draft Allotment Strategy will be included in the finalised Open Space Strategy

This Strategy supports further expansion of community gardens, in particular to continue to deliver the benefits of Edible Edinburgh and in recognition of its health and well-being value to local communities. A template lease is available and interested groups can get further advice from the [Council website](#) and the Federation of City Farms and Community Gardens.

To ensure community gardens are inclusive of all open space users and needs and do not result in reductions in access to green space, all proposals relating to existing green spaces should be agreed through Neighbourhood Partnerships.

Through changes to encourage the multi-purpose nature of new local and large green spaces to be delivered as the city expands, the Strategy will encourage spaces suitable for community gardens within new developments.

Permanent and advance delivery of green infrastructure within Strategic Development Areas will also be encouraged to create the setting for investment and new neighbourhoods.





## Case Study: Grove Community Garden

The idea for the Grove Community Garden was initiated by the local community to provide a community garden that is making temporary use of vacant land close to Edinburgh City Centre, following closure of the Scottish and Newcastle Fountain Brewery.

The first community garden, Grove 1, opened to the north of Dundee Street in 2013 with the agreement of the landowner, Grosvenor, establishing a temporary garden that has become a thriving community hub. In spring 2014, the project expanded to a second unused development site, Grove 2, adjacent to the Union canal, owned by the Council.

The aim of the project is to grow an active community as well as growing food. One part of the garden is dedicated to pallet bed units giving local people the chance to grow their own fruit, vegetables and herbs in inclusive and supportive surroundings. The plots are mobile, constructed from recycled pallets and are capable of being moved by a forklift. The rest of the garden is a shared communal space, providing the ideal place to accommodate social, cultural and environmental activities. The site is also equipped with welfare and storage facilities. The garden relies completely on the gardeners and Friends of the Garden for its upkeep and maintenance.

Image: Grove 2, summer 2013

# Achieving Outcomes

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## **Strategic Actions and Themes**

This Strategy seeks to ensure access to good quality green space for all and to deliver multiple benefits from green space that contribute to placemaking by enhancing: quality of life; health and wellbeing; biodiversity; and supporting Edinburgh's economy.

By setting out a holistic approach to green space planning and management, the Strategy can help to co-ordinate the efforts of the Council, communities, charitable organisations and the private sector, towards a common set of goals.

Over the last 5 years the Council has invested approximately £4.5 million in improving Edinburgh's parks, including over £700,000 on play area improvements. However in the period up to 2021, it is likely that investment and maintenance will reduce, reflecting the resources available to local authorities.

The Strategy therefore takes a pragmatic approach to addressing how the city protects, manages and expands its green network, as follows:

- Open space and green network proposals relating to Local Development Plan housing and business-led allocations will be subject to the rate of private sector delivery and monitored by the LDP Action Programme;
- New developments require to meet the three open space standards on site, or provide a financial contribution to meeting these off-site where deficiencies in quality exist;
- Targets to further improve equality of access to play areas are based on the rate of progress achieved by the 2011-2016 Play Area Action Plan. This will be considered in further detail by a review of the city's Play Area Action Plan. As the city expands, new developments will also have positive impact on the distribution of play provision;
- Improvements to the Premier Parks of Leith Links and Calton Hill will rely on securing external funding and if successful, match funding by the Council and other partners;

- Improvements to Edinburgh's parks and green spaces equally rely on active community involvement. Edinburgh's Friends of Parks network complements the work of Council parks staff, contributing many hours of volunteer time to planting sessions, clean ups, fund-raising events, driving forward improvements and securing external funding that is not available to the Council;
- By continuing to make maintenance more responsive to feedback from park users and annual quality monitoring. Many improvements to green space quality in recent years have not required substantial investment but have focussed on changing management practices;
- The Edinburgh Living Landscapes project will lead to some reduction in the costs of intensively maintained areas of grassland over time, whilst improving biodiversity and the amenity value of green spaces through the introduction of wildflower meadows and woodland;
- Quality monitoring and the Friends network will be extended to Council cemeteries and burial grounds, working with Edinburgh World Heritage to realise the social and cultural value of these historic assets;
- Recognising and supporting the growing interest by local communities to adopt, maintain and improve under-utilised local green spaces in order to establish new community gardens, orchards and woodlands; and
- Seeking new ways for the Council to meet its obligations under the Community Empowerment (Scotland) Act to provide adequate allotments. This may include transfer or lease of land to communities who wish to establish local food-growing facilities.

This Council's transformation into four Localities aligns service delivery with community planning partners, including health and social care provision, and seeks to develop further joined up ways in which to deliver local services.

Locality Improvement Plans will be prepared in 2017 to address social and environmental inequalities, which may include community green space initiatives. Locality Green Space Profiles will be prepared for use in locality planning activities from the city-wide mapping.

The Scottish Government's new National Performance Indicator to improve access to local green space was introduced in March 2016 and this will be an important driver for local green spaces projects and funding initiatives.

## **Use of the Strategy to Inform Planning Decisions**

Planning decisions affecting a loss of, or need for new, open space provision will be determined in accordance with the following LDP policies:

- Open Space Protection;
- Playing Field Protection;
- Open Space in New Development;
- Private Green space in Housing Development; and
- Public Realm and Landscape Design.

The 2015 Open Space Audit data and Open Space Strategy standards will inform these decisions. To provide greater clarity on this process and assist in making decisions which support the strategy's objectives, a decision tree is set out at the end of this section.

Where it is necessary to meet the needs arising from a new development in terms of the Open Space Standards off-site, by improving access to and/or upgrading an existing green space or play area, LDP Policies on Developer Contributions and Retrospective Developer Contributions will apply. Where there is no deficiency in terms of the standards, then there is no planning justification to seek such a contribution.

The Council's Developer Contributions and Affordable Housing Guidance (2015), provides further guidance on open space matters including contributions to improvements and arrangements for adoption.

Updates to the Edinburgh Design and Street Design Guidance will include further good practice advice on the design and layout of open space in new developments, how to achieve local and large green space quality standards and how to support informal play in green spaces and residential streets.

# Meeting the Open Space requirements in New Developments

The following options should be evaluated using the Council's online Open Space Audit data.

Type of development:	LDP Policy and Design Guidance	Meeting the 3 Open Space Strategy Standards			
<b>Mixed housing/flatted development</b> (LDP Policy Hou 3a)	10 sq. m communal open space per flat (excluding any units which are to be provided with private gardens)  Where private back gardens adjoin communal open space they should be at least 3 m deep  A minimum of 20% of total site area should be useable greenspace.  <b>Meet each of the 3 Open Space Strategy Standards</b>		<b>Local Greenspace Standard</b>	Is your site within 400m of a local open space of 500 sq. m of 'good' (typologies include parks and gardens, residential amenity greenspace, semi-natural greenspace, green corridor, accessible playing field or cemetery)	<b>No</b>  Provide a new local greenspace on site of good quality  Or  Provide a new path link to an existing local greenspace of good quality and/or a financial contribution to upgrading a publicly owned greenspace to meet this standard.
			<b>Yes</b>	No requirement to provide Local Greenspace on-site. Provide quality residential streets that allow for unequipped play	
			<b>Large Greenspace Standard</b>	Is your site within 800m of a large greenspace of 'good' quality. (typologies include parks and gardens, residential amenity greenspace, semi-natural greenspace or accessible playing field)	<b>No</b>  Provide a new path link to an existing large greenspace meeting 'good' quality and/or a financial contribution to upgrading a publicly owned greenspace to meet this standard.
			<b>Yes</b>	No requirement to provide Large Greenspace on-site.	
<b>Housing developments with private gardens</b> (LDP Policy Hou 3b)	For housing developments with private gardens, a contribution towards the greenspace network will be negotiated if appropriate, having regard to the scale of development proposed and the opportunities of the site.  <b>Meet each of the 3 Open Space Strategy Standards</b>		<b>Play Standard</b>	Houses and flats should have access to at least one of the following: <ul style="list-style-type: none"> <li>a play space of good play value within 800m walking distance</li> <li>a play space of very good play value within 1,200m walking distance</li> </ul> A play space of excellent play value within 2,000 metres direct distance.	<b>No</b>  Provide new space meeting appropriate 'play value' (either 'good' or 'very good' depending on scale of development)  Or  Provide financial contribution to an upgrade a public play area in line with the Play Strategy Action Plan.
			<b>Yes</b>	No requirement to provided equipped play on site.  Local space for unequipped play should be allowed for within the development through street design.	
<b>All other new development</b> (LDP Policy Enx 20)	Provision of new publicly accessible and useable open space in new development will be determined by the scale of development proposed and the needs it will give rise to. In particular, the Council will seek the provision of extensions and/or improvements to the green network.				

# Summary Recommendations

The 2010 Open Space Strategy introduced a more comprehensive approach to the planning and management of open space across the Council Area. Following review of the 2015 Open Space Audit data and stakeholder feedback, the revised Strategy will strengthen these foundations through the following principles:

<b>Type of Open Space</b>	<b>Existing Open Spaces Land Management and Community Planning Objectives</b>	<b>New Provision Land Use Planning Objectives</b>
<b>The Green Network</b>	<ul style="list-style-type: none"> <li>Continue to manage existing green corridors for active travel and biodiversity potential, in particular through Edinburgh Living Landscapes Project.</li> <li>Improve links between green spaces via the Active Travel Action Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Continue the planned extension of the Green Network through the Local Development Plan and Action Programme, following principles set out in the Edinburgh Design Guidance.</li> <li>Create links to existing green spaces where the opportunity arises through redevelopment.</li> </ul>
<b>Large Green space Standard</b>	<ul style="list-style-type: none"> <li>Monitor annually through Parks Quality Assessment and LDP Action Programme.</li> </ul>	
	<ul style="list-style-type: none"> <li>Standard to track the Parks and Green spaces 'Edinburgh Minimum Standard'</li> <li>Remaining large green spaces below standard to be improved: Calton Hill, Leith Links, Redford Woods and Saughton Park.</li> <li>Lower scoring sites to be monitored to avoid slipping below standards.</li> </ul>	<ul style="list-style-type: none"> <li>All new large green spaces to be of 'good' quality, regardless of type.</li> </ul> <p>Promote multi-functional large green spaces, which in addition to the local green space functions should seek to deliver the following wider benefits:</p> <ul style="list-style-type: none"> <li>Level space for events, informal games and kick-about</li> <li>Measured walking and running circuits</li> </ul>

	<ul style="list-style-type: none"> <li>• Diversification of open space to meet Allotment needs where no reduction in access to green space for other recreation needs.</li> <li>• Continue to support measures to improve health e.g. outdoor gyms, exercise circuits.</li> </ul>	<ul style="list-style-type: none"> <li>• Space for woodland and larger growing native trees to renew Edinburgh's canopy cover.</li> <li>• Gathering spaces with seating within wider layout</li> <li>• Complement sustainable urban drainage through location alongside swales, rain gardens and wetlands and ponds that hold back flood waters</li> <li>• In addition to providing natural surveillance from homes, relate new open space to proposed local centres, schools and compatible non-residential land uses to allow potential for access to toilets, changing facilities and food and drink outlets.</li> </ul> <p>Large green spaces will generally be the most suitable locations to provide equipped play to 'good' or 'very good' value.</p> <p>Design quality should enable the space to be capable of adoption by the Council in the case of significant new public parks</p>
<b>Play Access Standard</b>	<ul style="list-style-type: none"> <li>• Achieve a 10% increase in access to equipped play areas across the Council Area.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Remaining 2011-2016 work programme to be completed.</li> <li>• Extend access by raising play value in key locations to 'Very Good' 1200 m walking distance.</li> <li>• Rationalise clusters of low play value equipment to provide well located play areas of 'Good' play value.</li> <li>• Greater use of natural play elements.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure delivery of new publicly accessible play areas meeting play value standards through implementation of LDP housing allocations.</li> <li>• Encourage unequipped play through creative layout of streets and local green spaces.</li> </ul>

<b>Local Green Space Standard</b>	<ul style="list-style-type: none"> <li>• Monitor to reflect the Scottish Government's National Performance Indicator; and</li> <li>• Increase target to ensure all local green space is of 'good' quality regardless of type.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Support establishment of further community gardens where this makes use of under-utilised green space.</li> <li>• Support naturalisation of local green spaces.</li> <li>• Improve historic burial grounds for cultural heritage value by bringing into PQA assessment and extend Friends network.</li> </ul>	<p>Promote multi-functional local green space as part of landscape and street design in order to:</p> <ul style="list-style-type: none"> <li>• Encourage unequipped play;</li> <li>• Create social and accessible spaces with seats and paths crossing the site;</li> <li>• Create space or raised beds for community growing/fruit trees; and</li> <li>• Linked to the wider green network.</li> </ul>
<b>Playing Fields and Other Sports</b>	<ul style="list-style-type: none"> <li>• Continue to support long-term aim of focussing investment in multi-pitch venues.</li> <li>• Delivery of Jack Kane Centre upgrade and multi-pitch venue at Hunter's Hall Park.</li> <li>• Review timescale for delivery of a multi-pitch venue at South Gyle to cater for West Edinburgh Strategic Development Area.</li> </ul>	<ul style="list-style-type: none"> <li>• New large green spaces to provide level grassland suitable for informal ball games.</li> </ul>
<b>Allotments and Community Growing</b>	<ul style="list-style-type: none"> <li>• Community groups to identify and raise funds to provide new allotments. Consider implications on Open Space Strategy standards in areas of higher density.</li> <li>• Support community growing in under-utilised green spaces.</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to contribute to strategic allotment provision by incorporating allotments within site briefs and masterplans.</li> <li>• Local and Large greenpaces to make provision for accessible community growing spaces.</li> </ul>



## **Appendix 2**

### **2015 Open Space Audit Schedules**

#### **1 Introduction**

- 1.1 The 2015 Open Space Audit updates the Council's first Open Space Audit, which was published in 2009. It classifies all significant open space within the urban areas of Edinburgh and its western settlements. It has been prepared by the Council in line with Scottish Planning Policy and Planning Advice Note (PAN) 65 and is updated every five years.

#### **2 Purpose of Audit**

- 2.1 The audit is an important step in preparing an open space strategy for the Council area. It provides basic information about the amount and quality of different types of open space. It makes it possible to set appropriate standards for quantity, quality and accessibility of open space, and to identify where these standards are being met and where they are not. Such an understanding allows priorities for change in open space to be chosen within a long-term, strategic context.
- 2.2 Once approved in final form, the Audit and the Open Space Strategy will be used to help interpret the Council's planning policies on the provision of open space in new development and on proposals which involve the loss of open space.

#### **3 Audit Information**

- 3.1 The audit information will be published online on the Council website at: [www.edinburgh.gov.uk/openspacestrategy](http://www.edinburgh.gov.uk/openspacestrategy), allowing comparisons to be made between the 2015 and 2009 data. The mapped data relates to a series of reference schedules at the end of this document.
- 3.2 The Audit has been carried out using the national land use classification for open space set out in PAN 65. Each open space has been assigned an overall type from that classification, such as public park or green corridor. Additional sub-types especially relevant to Edinburgh such as private pleasure gardens and semi-natural parks have also been used.
- 3.3 The Audit includes all areas of significant urban open space, generally those over 500 sq. metres in size, and including both Council and non-Council owned land. It also confirms where spaces are accessible and free of charge during the daytime. The Audit maps civic spaces but their management and improvement is covered by a separate Public Realm Strategy. There are no changes to Civic Space in the 2015 Audit.
- 3.4 The scope of the audit excludes farmland and beaches, as these are not recognised as open space for planning purposes in PAN 65. The Pentland Hills Regional Park is also excluded; however the recreational value of the Regional Park and coastline is recognised.

- 3.5 The audit generally does not provide information on other environmental designations, such as green belt, local biodiversity sites or landscape designations.
- 3.6 Due to the scope of mapping and data collection required to carry out the Audit, the scope of the 2015 data has been focussed on providing a like-for-like comparison for the following types of Open Space:
- Residential Amenity Greenspace;
  - Play Space for children and teenagers;
  - Green corridors;
  - Sports Areas;
  - Natural/semi-natural greenspace;
  - Allotments; and
  - Churchyards and Cemeteries.
- 3.7 The 2015 Open Space Audit schedules highlight additions and losses of open space, as well as changes to quality or overall typology e.g. in 2009 Magdalene Glen was recorded as a green corridor but is now classified as a Community Park.
- 3.8 It is anticipated that other primary and secondary types of open space e.g. Large Private Gardens and Grounds, Institutional Grounds and Business and Transport Amenity green space, will be updated from 2017 onwards through the next generation of Scotland's Greenspace Map to be prepared by Ordnance Survey. For these types of greenspace the 2009 Open Space Audit data remains unchanged.
- 3.9 The table below sets out the full classification method used to update the Audit.

## General criteria

- **Ownership** - Spaces marked 'C' are owned or leased in by the Council, all other spaces are marked 'O'. This is indicative only and is not legally definitive. Only the majority owner has been marked where a space has a number of owners.
- **Access** - Spaces have been assigned a category depending on the simple definition of access as "generally accessible during daylight hours at no charge and where access is not explicitly or implicitly discouraged". This does not imply that the public has, or does not have, any legal right of access (or any other right) to a piece of land.
- **Size threshold** – A threshold of 0.05 hectares was selected for both residential amenity areas and civic spaces. An exception to this threshold has been made for some spaces in the Old Town. The selection rules for all other open spaces are set out below.
- **Typology** - Open spaces were selected and assigned an 'overall' type based on the classification shown below. For example, playing fields that were part of a multi-functional park were classed as Public Parks & Gardens.

Typology	Description	Qualitative Information	
<b>Public parks and gardens</b>	Areas of land normally enclosed, designed, constructed, managed and maintained as a public park or garden. These may be owned or managed by community groups.	Hierarchy	Park Quality Score
		<p>Such spaces have been split into:</p> <ol style="list-style-type: none"> <li>1. Premier Parks</li> <li>2. City Parks</li> <li>3. Natural Heritage Parks</li> <li>4. Community Parks</li> <li>5. Gardens</li> </ol> <p>(Taken from the Edinburgh Public Parks and Gardens Strategy, 2006 see list at end for more information)</p>	<p><b>A quality grade has been attributed to all Council owned Parks and Gardens based upon the Park Quality Assessments undertaken during Summer 2015</b></p>
<b>Private gardens or grounds</b>	Areas of land normally enclosed and associated with a house or institution and reserved for private use.	<b>Information on Private gardens or grounds has not been updated in the audit in 2015.</b>	
<ul style="list-style-type: none"> <li>• Large Private Gardens and grounds</li> </ul>	Includes large gardens associated with very large houses and some large 'shared' gardens adjacent to and sometimes backing on to (and only accessible from) a limited set of properties. Only a small number of these were selected for this dataset (e.g. Holyrood Palace Garden)		

<ul style="list-style-type: none"> <li>• Private pleasure gardens</li> </ul>	<p>Areas of green open space usually enclosed on all sides (and secured by locked gates) and reserved for the private use of nearby residencies/ businesses and other key-holders, although often separated from those residents by a public road. Mostly established in the 19th Century and important to the setting of the historic core of the city although there are other examples in more suburban areas.</p>	
<ul style="list-style-type: none"> <li>• Schools</li> </ul>	<p>Most large, green areas surrounding schools have been included. Hard standing around schools (car-parks and playgrounds) has not been included. All school grounds have been recorded as not accessible to the public.</p>	
<ul style="list-style-type: none"> <li>• Institutions</li> </ul>	<p>Larger continuous areas of greenspace around institutions have been included. These areas are mostly not accessible with the exception of some land around universities (e.g. Riccarton Campus).</p>	
<p><b>Amenity greenspace</b></p>	<p>Landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons and used for a variety of informal or social activities.</p>	<p><b>Qualitative information on Residential Amenity space is included in the audit based upon site surveys carried out in 2014/15.</b></p>
<ul style="list-style-type: none"> <li>• Residential</li> </ul>	<p>Only residential amenity areas larger than 0.05 hectares have been selected.</p>	
<ul style="list-style-type: none"> <li>• Business</li> </ul>	<p>A small number of these areas have been selected where they are generally accessible, contributed to the townscape by virtue of their size or deliberate design and served a very large number of employees e.g. green space at Edinburgh Park</p>	<p><b>Information on Business and Transport Amenity has not been updated in the audit in 2015.</b></p>
<ul style="list-style-type: none"> <li>• Transport</li> </ul>	<p>Limited transport amenity areas have been selected.</p>	

<b>Play space for children and teenagers</b>	Areas providing safe and accessible opportunities for children's play usually linked to housing areas. In the audit these all consist of equipped play areas.	<b>2015 Play Value recorded for Council managed play areas.</b>  <b>Play Value attributed for new privately managed publicly accessible play areas built between 2010-15.</b>
<b>Sports Areas</b>	Large and generally flat areas of grassland or specially designed surfaces, used primarily for designated sports and which are generally bookable.	<b>Data sourced from the Council's draft Sports Facilities Review and Planning records.</b>
<ul style="list-style-type: none"> <li>• Playing field</li> </ul>	All playing fields have been included. Some playing fields are owned by private clubs and are not accessible to the general public. Most Council owned playing fields accommodate informal public access around the periphery of the playing pitches and there are often community woodlands around the edge. However, even some council owned playing fields are also not available for informal access. Playing fields in school grounds are classified as 'School Grounds' and playing fields that are part of a multi-functional park were classed as Public Parks & Gardens.	
<ul style="list-style-type: none"> <li>• Tennis court</li> <li>• Bowling green</li> </ul>	All bowling greens and tennis courts have been included. None are defined as accessible. Some public facilities in public parks have been included in the Public Parks and Gardens classification.	
<ul style="list-style-type: none"> <li>• Other sports</li> </ul>	A limited classification that includes stadiums such as <b>Tynecastle Stadium, Easter Road Stadium</b> and Meadowbank and associated land.	

<ul style="list-style-type: none"> <li>• Golf course</li> </ul>	<p>All golf courses within or abutting the urban area are included. Most courses are recorded as 'not accessible' since there is not usually a tradition of public access across the course. An exception to this is Braid Hills where there has long been a tradition of public access around and across the course. A location plan within the Strategy identifies other golf provision beyond the urban area.</p>	
<p><b>Green corridors</b></p>	<p>Routes including canals, river corridors and old railway lines, linking different areas within a town or city as part of a designated and managed network and used for walking, cycling or horse riding, or linking towns and cities to their surrounding countryside or country parks. These may link green spaces together.</p> <p>All large green corridors have been included, regardless of accessibility, since they can make a major contribution to biodiversity and landscape, even if the public in some instances cannot get access. No distinction is made between riparian routes and green access routes, since they are often the same.</p>	<p><b>Qualitative information on green corridors is included in the audit.</b></p>
<p><b>Natural/semi-natural greenspace</b></p>	<p>Areas of undeveloped or previously developed land within residual natural habitats or which have been planted.</p>	
<ul style="list-style-type: none"> <li>• Semi-natural park</li> </ul>	<p>There are large number of areas in Edinburgh which are semi-natural in character but are managed primarily and deliberately for public access and recreation by the Council or in the case of Arthur's Seat, Historic Scotland.</p>	<p><b>The majority of these are included in the Public Parks and Gardens Strategy and have been allocated a Park Quality Assessment grade (See Public Parks and Gardens classification above)</b></p>


<ul style="list-style-type: none"> <li>• Other semi-natural greenspace</li> </ul>	<p>A distinction is made between semi-natural parks and the 'Other Semi-natural greenspaces', which are sometimes heavily used by the public and may have extensive footpath networks, but are not specifically managed as parks by a public body. No distinction is made between different types of semi-natural greenspace (woodland, open water, open semi-natural) since they often occur in close mosaics within one unit (or site) of usable, accessible, open space.</p>	<p><b>Qualitative information on other semi-natural greenspace is included in the audit.</b></p>
<p><b>Other functional greenspace</b></p>		<p><b>Qualitative information on other functional greenspace is not included in the audit.</b></p>
<ul style="list-style-type: none"> <li>• Allotments</li> </ul>	<p>Allotments have all been selected for the audit and are recorded as inaccessible.</p>	
<ul style="list-style-type: none"> <li>• Churchyards</li> </ul>	<p>All cemeteries have been selected and are recorded as accessible since they are generally open to the public during daylight hours.</p>	
<ul style="list-style-type: none"> <li>• Cemetery</li> </ul>	<p>Some larger churchyards have been included where they make a significant contribution to townscape and there are a few where there is a tradition of heavy public use for informal recreation and rest during daylight hours.</p>	
<ul style="list-style-type: none"> <li>• Other</li> </ul>	<p>Areas such as caravan sites have been included.</p>	<p><b>Information on these areas has not been updated in the audit in 2015.</b></p>
<p><b>Civic Space</b></p>	<p>Squares, streets and waterfront promenades, predominantly of hard landscaping that provide a focus for pedestrian activity and can make connections for people and wildlife. Most civic spaces over 0.05 hectares have been selected.</p>	<p><b>No change in 2015</b></p>


## Legend


New entry in Open Space Audit 


Entry removed from Open Space Audit 

Change to entry in Open Space Audit 

Increase in quality grade 

No change to quality grade 

Decrease in quality grade 

No quality data 

## Public Park or Garden

Total Area 2009 Audit: 589.74 ha

Total Area 2015 Audit: 598.34 ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	PARK CLASSIFICATION	COMMENTS	AREA (ha)	PARK QUALITY ASSESSMENT GRADE 2009	PARK QUALITY ASSESSMENT GRADE 2015	TREND
<b>City Centre NP</b>									
PG 1	East Princes Street Gardens	C	Y	Premier Park	PQA score combined with Princes St Gardens West.	3.22	Good	Good+	↑
PG 2	West Princes Street Gardens	C	Y	Premier Park	PQA score combined with Princes St Gardens East.	11.04	Good	Good+	↑
PG 3	St Andrew Square	O	Y		Managed by Essential Edinburgh	1.03		No quality score, though included in the large and local space mapping	●
PG 4	Calton Hill	C	Y	Premier Park	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary.	9.60	Good	Fair	↓
PG 5	London Road Gardens	C	Y	City Park		4.22	Good	Very Good	↑
PG 6	Regent Road Park	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary	2.14	Good	Very Good	↑
PG 7	Holyrood Park	O	Y		Park contains informal playing fields. Managed by Historic Environment Scotland	17.59		No quality score, though included in the large and local space mapping	●
PG 8	Gayfield Square	C	Y	Gardens		0.30	Fair	Good	↑
PG 9	Dunbar's Close Gardens	C	Y	Gardens		0.17	Very Good	Excellent	↑
PG 10	Coates Crescent	C	Y	Gardens		0.23	Good	Not assessed since 2011 due to Tram works and subsequent reinstatement	●
PG 11	Atholl Crescent	C	Y	Gardens	Not assessed since 2011 due to Tram works and subsequent reinstatement	0.23	Good		●
PG 12	Bellevue Crescent G	C	Y	Gardens		0.15	Fair	Fair	↔
<b>Craigentiny/Duddingston NP</b>									
PG 13	Lochend Park	C	Y	Community Park		8.42	Good	Excellent	↑
PG 14	Meadowfield Park (Meadowfield Drive)	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary varies from open space	17.75	Good	Very Good	↑
PG 15	Baronscourt Park	C	Y	Community Park	0.23 ha changed to allotments to provide 20 plots. Refer to ALL 37.	1.45	Fair	Very Good	↑
PG 16	Figgate Burn Park	C	Y	Community Park		10.97	Very Good	Excellent	↑
<b>Portobello/Craigmillar NP</b>									
PG 17	Rosefield Park	C	Y	Community Park		1.34	Good	Excellent	↑
PG 18	Brighton Park	C	Y	Community Park		0.86	Very Good	Very Good	↔
PG 19	Abercorn Park	C	Y	Community Park		0.79	Good	Excellent	↑
PG 20	Bingham Park	C	Y	Community Park	Single grass pitch.	3.88	Good	Good	↔
PG 21	Jewel Park	C	Y	Community Park	Two grass pitches.	11.46	Poor	Good	↑
PG 22	Cairntows Park	C	Y	Community Park		1.76	Poor	Good	↑
PG 23	Hays Park	C	Y	Community Park		0.13	Fair	Fair	↔
PG 24	Hunters Hall Park (Jack Kane Centre)	C	Y	City Park	Grass pitches, 2G pitch no longer in use due to poor condition - resurfacing planned	20.69	Fair	Good	↑
PG 25	Newcraighall Park	C	Y	Community Park	Three grass pitches	3.36	Very Good	Very Good	↔



PG 26	Portobello Community Garden	C	Y	Community Park		0.13	Very Good	Excellent	↑
PG 134	Magdalene Glen	C	Y	Community Park	Classified as a Green Corridor 2009 (GRE 2) , now managed as a Community Park	7.20		Very Good	
<b>Liberton/Gilmerton NP</b>									
PG 28	Fernieside Recreation Ground	C	Y	Community Park		0.84	Good	Very Good	↑
PG 29	More dun Park (Gilmerton Park)	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary.	2.13	Poor	Very Good	↑
PG 30	Ferniehill Community Park	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary.	1.94	Good	Excellent	↑
PG 31	Drum Park	C	Y	Community Park	Grass pitch	2.17	Fair	Excellent	↑
PG 32	St Katharines Park (Liberton Gardens)	C	Y	Community Park	Informal pitch.	3.98	Good	Excellent	↑
PG 33	Seven Acre Park (Alnwickhill)	C	Y	Community Park	Informal pitch.	1.62	Good	Excellent	↑
PG 34	Liberton Park	C	Y	Community Park	Grass pitch.	4.41	Good	Excellent	↑
PG 35	Inch Park	C	Y	City Park	Two grass pitches and a cricket pitch	25.28	Fair	Very Good	↑
<b>South Central NP</b>									
PG 36	Prestonfield Park	C	Y	Community Park		0.79	Very Good	Excellent	↑
PG 37	Nicholson Square	C	Y	Gardens		0.12	Good	Very Good	↑
PG 38	George Square	O	Y		University of Edinburgh	1.93		No quality score, though included in the large and local space mapping	●
PG 39	Meadows, The	C	Y	Premier Park	One grass pitch and three cricket pitches.	25.13	Good	Good+	↑
PG 40	Bruntsfield Links East	C	Y	Premier Park	PQA combined with Bruntsfield Links West.	10.25	Good	Good+	↑
PG 41	Bruntsfield Links West	C	Y	Premier Park	PQA combined with Bruntsfield Links East.	4.37	Good	Good+	↑
PG 42	Braidburn Valley Park	C	Y	Community Park	2009 Green Flag Award.	12.26	Excellent	Excellent	↔
PG 43	Morningside Park	C	Y	Community Park		1.26	Very Good	Excellent	↑
PG 44	St Patrick's Square	C	N	Gardens		0.05	Poor	Very Good	↑
PG 45	Hill Square	O	Y	Gardens	Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Formerly PG45	0.02	Poor	Refer to Residential Amenity	
<b>South West NP</b>									
PG 46	Harrison Park West	C	Y	Community Park	Two grass pitches	3.99	Excellent	Excellent	↔
PG 47	Harrison Park East	C	Y	Community Park	Two grass pitches	2.82	Excellent	Excellent	↔
PG 48	Gardener's Crescent	C	Y	Gardens	Always designated as a park but not assessed until 2011 due to	0.11		Very Good	↔
PG 49	Gorgie/Dalry Community Park	C	Y	Community Park		1.20	Fair	Good	↑
PG 50	Murieston Park	C	Y	Community Park		0.54	Good	Very Good	↑
PG 51	White Park	C	Y	Community Park		0.28	Good	Very Good	↑
PG 52	Saughton Park	C	Y	Premier Park	3G pitch, 5 grass pitches	13.98	Fair	Good	↑
PG 53	Stenhouse Place East Park	C	Y	Community Park		0.25	Fair	Good	↑
PG 54	Whinhill Park	C	Y	Community Park	Informal playing field.	1.69	Fair	Very Good	↑
PG 55	Sighthill Park	C	Y	Community Park	Refurbishment to pavilion 2007.	13.10	Good	Very Good	↑
PG 56	Hailes Quarry Park	C	Y	Community Park	Grass pitch.	13.43	Very Good	Excellent	↑
PG 57	Redhall Park	C	Y	Community Park	Two grass pitches.	3.58	Fair	Very Good	↑
PG 136	Fountainbridge Green	C	Y	Community Park		0.64		Good	○
<b>Pentlands NP</b>									
PG 58	Dovecot Park/ Kingsknowe Park	C	Y	Community Park	Three grass pitches.	6.06	Fair	Good	↑
PG 59	Colinton Mains Park	C	Y	City Park	Two grass pitches.	6.86	Poor	Good	↑
PG 60	Fairmilehead Park	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary	5.47	Good	Very Good	↑
PG 61	Dreghorn Place	O	Y			0.17		Very Good	↑
PG 62	Spylaw Park	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary varies from open space	3.39	Good	Excellent	↑
PG 63	Clovenstone Park	C	Y		Informal pitch.	4.57		Fair	○

PG 64	Curriemuir End Park	C	Y	Community Park	Classified as a park and garden in 2009. Re-classified as Other Semi- natural greenspace in 2015 to reflect PAN 65 definition. Refer to NAT 116.	4.41	Fair	Refer to Other Semi-natural Greenspace	
PG 65	Campbell Park	C	Y	Community Park	Cricket pitch and football pitches.	3.67	Good	Very Good	↑
PG 66	Bloomiehall Park	C	Y	Community Park	Informal pitch.	2.26	Good	Excellent	↑
PG 67	Muir Wood Park	C	Y	Community Park		1.82	Very Good	Excellent	↑
PG 68	Blinkbonny Park	C	Y	Community Park		4.50	Good	Very Good	↑
PG 69	Marchbank Park	C	Y	Community Park	Informal pitch.	6.00	Good	Good	↔
PG 70	Ratho Park Playing Field	C	Y	Community Park		1.17	Good	Very Good	↑
PG 71	Pentland View Park	C	Y	Community Park	Grass pitch.	1.49	Good	Very Good	↑
PG 72	King George V Park (Currie)	C	Y	Community Park	Includes two grass pitches	2.19	Good	Very Good	↑
PG 138	Dreghorn Polofields	O	Y			1.29		Good (Not Park Quality Assessment Graded)	○
PG 139	Bellrock Park	O	Y			0.37		Good (Not Park Quality Assessment Graded)	○
<b>Western Edinburgh NP</b>									
PG 73	Gyle Park & Playing Fields	C	Y	City Park	Grass pitch.	16.56	Good	Very Good	↑
PG 74	St Margaret's	C	Y	Community Park	Grass pitch	3.17	Very Good	Excellent	↑
PG 75	Roseburn Park	C	Y	City Park	Three grass pitches, rugby pitch and two cricket pitches.	5.56	Good	Very Good	↑
PG 76	Clermiston Park	C	Y	Community Park	Park with lined out pitch.	6.32	Good	Very Good	↑
PG 77	Drumbrae Park	C	Y	Community Park	Grass pitch	8.09	Good	Very Good	↑
PG 78	Fauldburn Park	C	Y	Community Park	Informal playing field.	0.98	Good	Very Good	↑
PG 79	Glendevon Park	C	Y	Community Park		0.12	Good	Very Good	↑
PG 80	Balgreen Park	C	Y	Community Park		0.13	Fair	Very Good	↑
PG 137	Buttercup Farm Park	C	Y	Community Park	New park - Assessed since 2015, formerly SCH 51 Drumbrae Primary School playing fields	2.04		Very Good	○
<b>Almond NP</b>									
PG 81	Ratho Station Park Football Pitch	C	Y	Community Park	Grass pitch.	1.66	Fair	Very Good	↑
PG 82	Huly Hill	O	Y		Classified as a park and garden in 2009. Re-classified as semi natural greenspace in 2015 to reflect PAN 65 definition. Reallocated as NAT 115	2.64		Refer to Other Semi-natural Greenspace	
PG 83	Allison Park and Pikes Pool	C	Y	Community Park	Natural and Community Park - assessed separately since 2013	9.27	Fair	Good / Very Good	↑
PG 84	King George V Park, South Queensferry	C	Y	Community Park		0.65	Fair	Very Good	↑
PG 85	Inchcolm Park	C	Y	Community Park		0.73	Good	Very Good	↑
PG 86	Station Road Park	O	Y	Community Park		0.42	Very Good	Excellent	↑
PG 87	Dundas Park	C	Y	Community Park		4.00	Good	Very Good	↑
PG 88	Haug Park	C	Y	Community Park		0.46	Very Good	Very Good	↔
PG 89	Davidson's Mains Park	C	Y	City Park	Two grass pitches	14.43	Good	Very Good	↑
PG 90	Lauriston Castle	C	Y	Gardens		12.99	Very Good	Very Good	↔
PG 91	Cramond Walled Garden	O	Y	Gardens		0.36	Fair	Good	↑
PG 92	Cramond Foreshore	C	Y	City Park		17.75	Good	Very Good	↑
PG 93	Silverknowes Park	C	Y	Community Park	Three grass pitches	5.41	Good	Very Good	↑
PG 94	Riverside Park	C	Y	Community Park		0.34	Good	Very Good	↑
PG 132	Kirklands Park	O	Y		completed in 2014	2.10		Fair (Not Park Quality Assessment Graded)	○
PG 133	Almondhill Park	O	Y		completed in 2014	2.20		Good (Not Park Quality Assessment Graded)	○

PG 134	Canalside Park - Ratho	O	Y			1.04		Good (Not Park Quality Assessment Graded)	O
<b>Forth NP</b>									
PG 95	Forthquarter Park	O	Y			6.91		No quality score, though included in the large and local space mapping	●
PG 96	Gypsy Brae & Recreation Ground	C	Y	City Park		20.23	Fair	Very Good	↑
PG 97	Muirhouse Park	C	Y	Community Park		0.26	Fair	Good	↑
PG 98	Muirhouse Park/Silverknowes Primary School	C	Y	Community Park		1.95	Fair	Good	↑
PG 99	Muirhouse Park	C	Y	Community Park	Grass pitch.	1.42	Fair	Good	↑
PG 100	West Pilton Crescent Park	O	Y	Community Park		0.09			○
PG 101	Pilton West Park Playing Fields	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Park has informal pitch area.	4.79	Good	Good	↔
PG 102	Granton Mains East Park	C	Y		Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Refer to AM 505	0.45		Refer to Residential Amenity	
PG 103	Granton Crescent Park	C	Y	Community Park		1.72	Fair	Very Good	↑
PG 104	Starbank Park	C	Y	Community Park		1.04	Good	Excellent	↑
PG 105	Victoria Park	C	Y	City Park	Synthetic small pitch and asphalt basketball area. Addition of 2 new Tennis Courts.	6.14	Good	Very Good	↑
PG 106	Boswall Crescent Park	C	Y		Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Reallocated as AM506	0.35		Refer to Residential Amenity	
PG 107	East Pilton Park	C	Y	Community Park	Two grass pitches	2.82	Fair	Very Good	↑
<b>Inverleith NP</b>									
PG 108	Easter Drylaw Park	C	Y	Community Park		1.84	Fair	Good	↑
PG 109	Ravelston Park & Woods	C	Y	Community Park	Natural and Community Park - assessed separately since 2013	1.60	Very Good	Very Good	↔
PG 110	Orchard Park South	C	Y	Community Park	PQA assessed both north and south.	0.57	Fair	Very Good	↑
PG 111	Orchard Park North	C	Y	Community Park	PQA assessed both north and south.	1.92	Fair	Very Good	↑
PG 112	Inverleith Park	C	Y	Premier Park	Quality Pitch Venue. Grass and synthetic cricket pitches.	20.90	Fair	Good+	↑
PG 113	Royal Botanic Gardens	O	Y			23.22		No quality score, though included in the large and local space mapping	●
PG 114	King George V Park, Eyre Place	C	Y	City Park	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary.	1.97	Very Good	Very Good	↔
<b>Leith NP</b>									
PG 115	St Mark's Park	C	Y	Community Park	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Informal pitch.	4.84	Good	Good	↔
PG 116	Redbraes Park	C	Y	Community Park	Informal pitch.	1.09	Good	Good	↔
PG 117	Hopetoun Crescent Gardens	C	Y	Gardens		0.48	Very Good	Excellent	↑
PG 118	Hillside Crescent	C	Y	Gardens		0.59	Good	Good	↔
PG 119	Montgomery Street Park	C	Y	Community Park		1.26	Good	Excellent	↑
PG 120	Dalmeny Street Park	C	Y	Community Park		0.80	Good	Very Good	↑

PG 121	Pilrig Park	C	Y	Community Park	Two grass pitches	6.88	Good	Good	↔
PG 122	Ballantyne Road	C	Y		Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Refer to AM 507	0.53		Refer to Residential Amenity	
PG 123	Keddie Park	C	Y	Community Park		0.55	Fair	Good	↑
PG 124	North Junction Street	C	Y		Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Refer to AM 508	0.36		Refer to Residential Amenity	
PG 125	Toolbooth Wynd	C	Y		Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Refer to AM 509	0.21		Refer to Residential Amenity	
PG 126	Leith Links West	C	Y	Premier Park	PQA score combined with Leith Links East	1.02	Poor	Fair	↑
PG 127	Leith Links Playing Fields	C	Y	Premier Park	PQA score combined with Leith Links East. Two grass pitches and cricket pitch.	10.81	Poor	Fair	↓
PG 128	Leith Links Playing Fields	C	Y	Premier Park	PQA score combined with Leith Links West. Refurbishment to-	6.70	Poor	Fair	↑
PG 129	Pirniefield Bank	C	Y		Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Refer to AM 510	0.18		Refer to Residential Amenity	
PG 130	Taylor Gardens	C	Y	Gardens		0.27	Good	Good	↔
PG 131	Henderson Gardens Park	C	Y	Community Park		0.21	Fair	Fair	↔
PG 135	Lighthouse Park	O	Y			1.12		Good (Not Park Quality Assessment Graded)	○

# Play space

Total Area 2009 Audit: 18.43 ha

Total Area 2015 Audit: 18.74 ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	TARGET AGE GROUP	AREA (ha)	PLAY VALUE OPEN SPACE AUDIT 2009	PLAY VALUE OPEN SPACE STRATEGY 2010	PLAY VALUE OPEN SPACE AUDIT 2015	TREND BETWEEN 2010 - 2015
<b>City Centre NP</b>									
PY 1	Barony Street	C	Y	Toddler/Junior	0.09	Good	Very Good	Very Good	↔↔
PY 2	West Princes Street Gardens	C	Y	Toddler/Junior	0.03	Good	Very Good	Very Good	↔↔
PY 3	Lauriston Place back court	O	N	Junior	0.01	Fair	N/A	N/A	N/A
<b>Craigentinny/Duddingston NP</b>									
PY 4	Figgate Public Park	C	Y	Toddler/Junior/ Senior	0.06	Fair	Good	Good	↔↔
PY 5	Meadowfield Public Park	C	Y	Junior	1.15	Poor	Fair	Good	↑
PY 6	Meadowfield Gardens (No: 17)	C	Y	Toddler	0.02	Fair	Fair	Fair	↔↔
PY 7	Northfield Community Centre	C	Y	Toddler/Junior	0.04	Poor	Fair	Good	↑
PY 8	Piershill Square West	C	Y	Toddler/Junior	0.08	Fair	Good	Good	↔↔
PY 9	Piershill Square East	C	Y	Senior	0.02	Good	Good	Good	↔↔
PY 10	Lochend Public Park	C	Y	Junior	0.02	Good	Fair	Fair	↔↔
PY 11	Loganlea Avenue	C	Y	Toddler	0.08	Good	Fair	Fair	↔↔
<b>PY 223</b>	<b>Northfield Drive</b>	<b>C</b>	<b>Y</b>	<b>Toddler/Junior</b>	<b>0.05</b>		<b>N/A</b>	<b>Good</b>	<b>○</b>
<b>Portobello/Craigmillar NP</b>									
PY 12	Bingham Park	C	Y	Toddler/Junior	0.04	Fair	Fair	Fair	↔↔
PY 13	Niddrie House Drive (Clock)	C	Y	Toddler/Junior	0.05	Fair	Fair	Fair	↔↔
PY 14	Niddrie House Square	C	Y	Toddler	0.03	Poor	Fair	Fair	↔↔
PY 15	Jack Kane (Niddrie Mains Road)	C	Y	Toddler/Junior	0.13	Fair	Good	Good	↔↔
PY 16	Magdalene Community Centre	C	Y	Toddler/Junior	0.04	Fair	Good	Good	↔↔
PY 17	Mount Lodge	C	Y	Toddler/Junior	0.21	Fair	Good	Good	↔↔
PY 18	Newcraighall Public Park	C	Y	Toddler/Junior	0.12	Fair	Good	Good	↔↔
PY 19	Peffer Place	C	Y	Toddler/Junior/ Senior	0.12	Fair	Fair	Fair	↔↔
PY 20	Peffermill Court	C	Y	Toddler/Junior	0.13	Good	Good	Good	↔↔
PY 21	Rosefield Public Park	C	Y	Toddler/Junior	0.11	Good	Good	Good	↔↔
PY 22	Straiton Place	C	Y	Toddler	0.02	Fair	Fair	Good	↑
PY 23	Tower Bank	C	Y	Toddler/Junior	0.08	Fair	Good	Good	↔↔
PY 24	Joppa Quarry Park	C	Y	Toddler/Junior	0.05	Good	Very Good	Very Good	↔↔
PY 25	Castlebrae Rigg	O	Y	Junior	0.05	Good	N/A	N/A	N/A
PY 26	Hay Drive	O	Y	Toddler	0.06	Poor	N/A	N/A	N/A
PY 27	Bingham on Cycle Track	O	Y	Senior	0.07	Poor	N/A	N/A	N/A
PY 28	Niddrie Mains Terrace	O	Y	Senior	0.04	Fair	N/A	N/A	N/A
PY 29	Niddrie Marischall Green	O	Y	Toddler/Junior	0.05	Fair	N/A	N/A	N/A
PY 30	Niddrie Marischall Place	O	Y	Toddler	0.01	Good	N/A	N/A	N/A
PY 31	Niddrie Mains Terrace / Venchie Centre	O	Y	Junior/Senior	0.03	Fair	N/A	N/A	N/A
PY 32	Castlebrae Grove	O	Y	Toddler/Junior	0.03	Good	N/A	N/A	N/A
PY 33	Ballie Place (Rear Nos: 17)	C	Y	Junior	0.04	Poor	Fair	Fair	↔↔
<b>Liberton/Gilmerton NP</b>									
PY 34	<b>Burdiehouse Street</b>	<b>C</b>	<b>Y</b>	<b>Junior</b>	<b>0.03</b>	<b>Poor</b>	<b>Removed</b>	<b>--</b>	<b>X</b>
PY 35	Drum Park	C	Y	Toddler/Junior	0.08	Poor	Fair	Fair	↔↔
PY 36	Ferniehill Road	C	Y	Toddler/Junior	0.08	Fair	Fair	Fair	↔↔
PY 37	Glenvarloch Crescent	C	Y	Junior	0.07	Fair	Fair	Fair	↔↔
PY 38	Inch Public Park	C	Y	Toddler/Junior/ Senior	0.17	Fair	Good	Good	↔↔
PY 39	Gracemount Leisure Centre	C	Y	Toddler	0.02	Good	Fair	Fair	↔↔
<b>PY 40</b>	<b>Gracemount Vertical Village</b>	<b>C</b>	<b>Y</b>	<b>Toddler</b>	<b>0.03</b>	<b>Fair</b>	<b>Fair</b>	<b>Removed</b>	<b>X</b>
PY 41	Marytree House	C	Y	Junior	0.06	Poor	Fair	Good	↑
PY 42	Seven Acre Park	C	Y	Toddler/Junior	0.09	Good	Good	Good	↔↔
PY 43	Southhouse Square	C	Y	Toddler/Junior	0.14	Good	Fair	Fair	↔↔
PY 44	Moredun Teenage Area	C	Y	Senior	0.01	Fair	Fair	Fair	↔↔
PY 45	Moredun Maze	C	Y	Toddler/Junior	0.22	Poor	Good	Good	↔↔

PY 46	Burdiehouse Valley Park	C	Y	Senior	0.11	Good	Good	Good	↔
PY 47	Inch Park Ball Court	C	Y	Senior	0.06	Good	Good	Good	↔
PY 48	Burdiehouse Valley Wheels	C	Y	Senior	0.04	Fair	Good	Good	↔
PY 49	Craigmillar Jubilee Park	C	Y	Junior/Senior	0.13	Good	Good	Good	↔
PY 50	Liberton Park	C	Y	Toddler/Junior	0.05	Good	Good	Good	↔
<b>PY 224</b>	<b>Gracemount House Drive</b>	<b>C</b>	<b>Y</b>	<b>Toddler/Junior</b>	<b>0.05</b>		<b>N/A</b>	<b>Good</b>	<b>○</b>
<b>PY 225</b>	<b>Hvyot Loan</b>	<b>O</b>	<b>Y</b>	<b>Toddler/Junior</b>	<b>0.03</b>		<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>South Central NP</b>									
PY 51	West Meadows	C	Y	Junior	0.10	Fair	Good	Good	↔
PY 52	Meadows Toddlers	C	Y	Toddler	0.35	Fair	Fair	Fair	↔
PY 53	East Meadows	C	Y	Toddler/Junior/ Senior	0.58	Good	Excellent	Excellent	↔
PY 54	Morningside Park	C	Y	Toddler/Junior	0.14	Fair	Good	Good	↔
<b>PY 55</b>	<b>Brown Street</b>	<b>C</b>	<b>Y</b>	<b>Junior/Senior</b>	<b>0.04</b>	<b>Poor</b>	<b>Fair</b>	<b>Removed</b>	<b>X</b>
PY 56	Dumiedykes	C	Y	Toddler/Junior	0.33	Fair	Fair	Fair	↔
PY 57	Falcon Road/Park	C	Y	Toddler/Junior	0.03	Good	Good	Good	↔
PY 58	Prestonfield Public Park	C	Y	Toddler/Junior	0.06	Good	Good	Good	↔
PY 59	Blackford Pond Play Point	C	Y	Toddler	0.00	Good	Fair	Fair	↔
PY 60	Richmond Place	O	Y	Junior	0.00	Fair	N/A	N/A	N/A
<b>South West NP</b>									
PY 61	Broomhouse Centre	C	Y	Toddler/Junior	0.05	Fair	Fair	Fair	↔
PY 62	Broomhouse Grove	C	Y	Toddler/Junior	0.05	Good	Good	Good	↔
PY 63	Calder Park	C	Y	Junior	0.06	Good	Fair	Good	↑
PY 64	Dalry Community Park	C	Y	Junior/Senior	0.08	Fair	Fair	Fair	↔
PY 65	Dumbryden Gardens (No: 46)	C	Y	Junior	0.04	Fair	Fair	Fair	↔
<b>PY 66</b>	<b>Dumbryden Gardens (No:66)</b>	<b>C</b>	<b>Y</b>	<b>Junior</b>	<b>0.04</b>	<b>Fair</b>	<b>Fair</b>	<b>Removed</b>	<b>X</b>
PY 67	Dumbryden Gardens (No:67)	C	Y	Junior	0.02	Fair	Fair	Fair	↔
PY 68	Dumbryden Gardens (Nos:1 - 16)	C	Y	Junior	0.01	Fair	Fair	Fair	↔
PY 69	Hailes Quarry Public Park	C	Y	Junior/Senior	0.01	Good	Good	Good	↔
PY 70	Hailesland Gardens	C	Y	Toddler/Junior	0.07	Good	Fair	Fair	↔
PY 71	Harrison Public Park	C	Y	Toddler/Junior	0.10	Good	Good	Good	↔
PY 72	Saughton Park	C	Y	Toddler/Junior/ Senior	0.32	Fair	Good	Very Good	↑
PY 73	Kingsknowe Place	C	Y	Toddler	0.03	Fair	Fair	Fair	↔
PY 74	Moat House	C	Y	Toddler/Junior	0.02	Fair	Fair	Fair	↔
PY 75	Murieston Public Park	C	Y	Toddler/Junior	0.05	Fair	Fair	Fair	↔
PY 76	Murrayburn Place (Block 12)	C	Y	Toddler/Junior	0.03	Fair	Fair	Fair	↔
PY 77	Morvenside	C	Y	Toddler	0.02	Fair	Fair	Fair	↔
PY 78	Redhall Public Park	C	Y	Toddler/Junior	0.07	Good	Fair	Good	↑
PY 79	Saughton Mains Terrace	C	Y	Toddler/Junior	0.03	Poor	Fair	Good	↕
PY 80	Sighthill Public Park	C	Y	Toddler/Junior	0.15	Fair	Very Good	Good	↓
PY 81	Sighthill Drive	C	Y	Junior	0.02	Poor	Fair	Fair	↔
PY 82	Stenhouse Place East	C	Y	Toddler	0.04	Fair	Fair	Fair	↔
PY 83	Stewart Terrace	C	Y	Toddler/Junior	0.10	Good	Fair	Fair	↔
PY 84	Westfield Court	C	Y	Junior	0.06	Poor	Fair	Fair	↔
PY 85	White Park	C	Y	Toddler/Junior	0.07	Good	Good	Good	↔
PY 86	Dumbryden Grove	C	Y	Junior	0.10	Fair	Fair	Fair	↔
PY 87	Harrison Park West	C	Y	Toddler/Junior	0.04	Good	Good	Good	↔
PY 88	Broomhouse Grove Ball Court	C	Y	Senior	0.05	Good	Fair	Fair	↔
PY 89	Sighthill Skate Park	C	Y	Senior	0.09	Good	Very Good	Good	↓
PY 90	Murray Gardens Ball Court	C	Y	Senior	0.07	Poor	Fair	Fair	↔
PY 91	Westburn Grove Ball Court	C	Y	Senior	0.07	Poor	Fair	Fair	↔
PY 92	Dalry Park Ball Court	C	Y	Senior	0.15	Good	Fair	Fair	↔
PY 93	Westfield St. Sainsbury	O	Y	Toddler	0.01	Good	N/A	N/A	N/A
PY 94	Duff Street 1	O	Y	Senior	0.02	Good	N/A	N/A	N/A
PY 95	Duff Street 2	O	Y	Toddler/Junior	0.01	Good	N/A	N/A	N/A
PY 96	Greenbank	O	Y	Toddler/Junior	0.02	Fair	N/A	N/A	N/A
PY 97	Carrickvale Community Centre	C	Y	Toddler	0.02	Good	Fair	Fair	↔
PY 98	Meggetland	C	Y	Junior	0.02	Good	Fair	Fair	↔
PY 99	Brandfield Street, Fountainbridge	O	Y	Toddler	0.04	Good	N/A	N/A	N/A
PY 100	Saughton Park Skate Park	C	Y	Senior	0.21	Good	Good	Very Good	↑
<b>Pentlands NP</b>									
PY 101	Hermiston Village	C	Y	Toddler	0.18	Fair	Fair	Fair	↔
PY 102	Bloomiehall Park	C	Y	Toddler/Junior	0.11	Good	Fair	Good	↑
PY 103	Buckstone Circle	C	Y	Toddler/Junior	0.04	Fair	Good	Good	↔
PY 104	Campbell Park	C	Y	Toddler/Junior	0.13	Fair	Fair	Fair	↔

PY 105	Clovenstone Park (Block40)	C	Y	Toddler/Junior	0.02	Fair	Fair	Fair	↔↔
PY 106	Clovenstone Gardens	C	Y	Junior	0.03	Fair	Fair	Fair	↔↔
PY 107	Colinton Mains Park	C	Y	Toddler/Junior	0.11	Poor	Fair	Very Good	↑
PY 108	Craigpark Crescent	C	Y	Junior	0.06	Poor	Fair	Fair	↔↔
PY 109	Dean Park Place/Square	C	Y	Toddler/Junior	0.04	Fair	Fair	Good	↑
PY 110	Dolphin Gardens West	C	Y	Toddler/Junior	0.19	Fair	Fair	Fair	↔↔
PY 111	Fairmilehead Public Park	C	Y	Toddler/Junior	0.06	Poor	Fair	Good	↑
PY 112	Muir Wood Road	C	Y	Toddler/Junior	0.25	Fair	Good	Good	↔↔
PY 113	Oxgangs Brae/View	C	Y	Toddler/Junior	0.11	Fair	Fair	Fair	↔↔
PY 114	Pentland View	C	Y	Toddler/Junior	0.11	Good (one other senior Pentland View).	Good	Good	↔↔
PY 115	Ratho Public Park	C	Y	Toddler/Junior	0.09	Good	Good	Good	↔↔
PY 116	Wester Hailes Barn Park Cr	C	Y	Junior	0.02	Fair	Fair	Fair	↔↔
PY 117	Wester Hailes Barn Park	C	Y	Junior	0.02	Fair	Fair	Fair	↔↔
PY 118	Wester Hailes Park	C	Y	Toddler/Junior	0.02	Poor	Fair	Fair	↔↔
PY 119	Wester Hailes Dr, Greenacre	O	Y	Toddler/Junior	0.03	Poor	N/A	N/A	N/A
PY 120	Spylaw Park	C	Y	Toddler/Junior	0.15	Good	Fair	Good	↑
PY 121	Pentland View Teenage	C	Y	Senior	0.01	Good	Good	Good	↔↔
PY 122	King George V Park Ball Court	C	Y	Senior	0.03	Good	Fair	Fair	↔↔
PY 123	Clovenstone Dr. Wester Hailes	O	Y	Toddler/Junior	0.00	Good	N/A	N/A	N/A
PY 124	Clovenstone Dr. Wester Hailes	O	Y	Toddler/Junior	0.00	Good	N/A	N/A	N/A
PY 125	Clovenstone Dr. Wester Hailes	O	Y	Toddler/Junior	0.00	Good	N/A	N/A	N/A
PY 126	Clovenstone Dr. Wester Hailes	O	Y	Toddler/Junior	0.01	Good	N/A	N/A	N/A
PY 127	Clovenstone Dr. Wester Hailes	O	Y	Toddler/Junior	0.01	Good	N/A	N/A	N/A
PY 128	Clovenstone Dr. Wester Hailes	O	Y	Toddler/Junior	0.01	Good	N/A	N/A	N/A
PY 129	Frogston Road West	O	Y	Toddler	0.01	Good	N/A	N/A	N/A
PY 130	Mounthooley Loan	O	Y	Toddler	0.08	Good	N/A	N/A	N/A
PY 131	Dreghorn Drive	O	Y	Toddler/Junior	0.05	Fair	N/A	N/A	N/A
PY 132	Latch Park	O	Y	Junior	0.04	Fair	N/A	N/A	N/A
PY 226	The Moorings, Freelands Road, Ratho	O	Y	Toddler/Junior	0.18		N/A	N/A	○
PY 227	Former water treatment works, Fairmilehead, Corniston Road	O	Y	Toddler	0.05		N/A	N/A	○
<b>Western Edinburgh NP</b>									
PY 133	Craigievar Square	C	Y	Toddler/Junior	0.02	Fair	Fair	Good	↑
PY 134	Ardshiel Avenue/Torrence Park	C	Y	Toddler/Junior	0.08	Good	Good	Good	↔↔
PY 135	Balgreen Park	C	Y	Toddler	0.13	Fair	Fair	Fair	↔↔
PY 136	Glendevon Park	C	Y	Toddler	0.12	Fair	Fair	Fair	↔↔
PY 137	Clermiston Park	C	Y	Toddler/Junior	0.06	Good	Good	Good	↔↔
PY 138	Fauldburn Park	C	Y	Junior	0.06	Fair	Fair	Fair	↔↔
PY 139	Gyle Public Park	C	Y	Toddler/Junior	0.10	Fair	Good	Good	↔↔
PY 140	Gyle Park Wheels Area	C	Y	Junior/Senior	0.06	Fair	Fair	Fair	↔↔
PY 141	Roseburn Public Park	C	Y	Toddler	0.03	Fair	Fair	Fair	↔↔
PY 142	St. Margaret's Public Park	C	Y	Toddler/Junior	0.20	Fair	Good	Good	↔↔
PY 143	Union Park	C	Y	Toddler/Junior	0.04	Fair	Fair	Good	↑
PY 144	Gyle Shopping Centre 2	O	Y	Toddler	0.01	Fair	N/A	N/A	N/A
PY 145	Gyle Shopping Centre 1	O	Y	Toddler	0.01	Fair	N/A	N/A	N/A
PY 146	North Bughtlin Gate	O	Y	Junior	0.02	Fair	N/A	N/A	N/A
PY 228	Buttercup Farm Park	C	Y	Toddler/Junior/Senior	0.03		N/A	Good	○
PY 229	Burnbrae Drive and Burnbrae Park, East Craigs	O	Y	Toddler/Junior	0.04		N/A	Good	○
PY 230	Burnbrae Avenue and Burnbrae Place, East Craigs	O	Y	Toddler	0.02		N/A	N/A	○
<b>Almond NP</b>									
PY 147	King George V Park	C	Y	Toddler/Junior	0.17	Good	Fair	Fair	↔↔
PY 148	Echline Avenue	C	Y	Toddler	0.00	Good	Very Good	Very Good	↔↔
PY 149	Dundas Avenue	C	Y	Junior	0.12	Fair	Good	Good	↔↔
PY 150	Carlowrie Crescent	C	Y	Toddler/Junior	0.11	Fair	Good	Good	↔↔
PY 151	Forth Terrace	C	Y	Junior	0.09	Fair	Fair	Fair	↔↔
PY 152	Cramond Walled Garden	C	Y	Junior/Senior	0.06	Good	Good	Good	↔↔
PY 153	Haugh Park	C	Y	Toddler/Junior	0.03	Good	Good	Good	↔↔
PY 154	Allison Park (Toddlers)	C	Y	Toddler	0.02	Fair	Good	Good	↔↔
PY 155	Allison Park (Juniors)	C	Y	Senior	0.04	Fair	Good	Good	↔↔
PY 156	Allison Park (Seniors)	C	Y	Junior	0.01	Fair	Good	Good	↔↔
PY 157	Davidson's Mains Park	C	Y	Toddler/Junior	0.13	Good	Good	Good	↔↔
PY 158	Kirkliston Sports Centre	C	Y	Toddler	0.09	Fair	Fair	Fair	↔↔
PY 159	Ratho Station Park	C	Y	Toddler/Junior	0.05	Poor	Fair	Good	↑
PY 160	Riverside Park	C	Y	Toddler/Junior	0.38	Poor	Fair	Good	↑
PY 161	Inchcolm Terrace	C	Y	Toddler/Junior	0.03	Fair	Good	Fair	↓

PY 162	Cramond Bridge MOD2	O	Y	Toddler/Junior	0.02	Fair	N/A	N/A	N/A
PY 163	Cramond Bridge MOD 1	O	Y	Toddler/Junior	0.13	Fair	N/A	N/A	N/A
PY 164	Bankhead Grove, South Queensferry	O	Y		0.01		N/A	N/A	N/A
PY 165	Cotlaws, Gateside Road, Kirkliston	C	Y	Junior/Senior	0.07	Good	Fair	Fair	↔
<b>PY 231</b>	<b>Gateside Road, Kirkliston</b>	<b>C</b>	<b>Y</b>	<b>Toddler</b>	<b>0.01</b>		<b>N/A</b>	<b>Fair</b>	<b>○</b>
<b>PY 232</b>	<b>Kirklands Park Street, North Kirkliston</b>	<b>O</b>	<b>Y</b>	<b>Toddler/Junior</b>	<b>0.02</b>		<b>N/A</b>	<b>N/A</b>	<b>○</b>
<b>PY 233</b>	<b>Almondhill Park, North Kirkliston</b>	<b>O</b>	<b>Y</b>	<b>Toddler/Junior</b>	<b>0.03</b>		<b>N/A</b>	<b>N/A</b>	<b>○</b>
<b>Forth NP</b>									
PY 166	West Pilton Play Area	C	Y	Junior	0.07	Poor	Fair	Fair	↔
PY 167	West Pilton Park Seniors	C	Y	Senior	0.08	Poor	Fair	Fair	↔
PY 168	West Pilton Park Toddlers	C	Y	Toddler	0.08	Poor	Fair	Fair	↔
PY 169	East Pilton Park	C	Y	Toddler/Junior/Senior	0.51	Good	Fair	Good	↑
PY 170	Granton Crescent	C	Y	Junior	0.05	Fair	Fair	Fair	↔
PY 171	Victoria Park Toddlers	C	Y	Toddler	0.03	Fair	Fair	Fair	↔
PY 172	Victoria Park Seniors	C	Y	Junior/Senior	0.51	Good	Very Good	Very Good	↔
PY 173	Granton Mains East	C	Y	Junior	0.04	Fair	Fair	Fair	↔
PY 174	Muirhouse Linear Park	C	Y	Toddler/Junior	0.08	Fair	Good	Good	↔
PY 175	Muirhouse View	C	Y	Toddler	0.04	Fair	Fair	Fair	↔
PY 176	Northview Court	C	Y	Toddler/Junior	0.05	Fair	Fair	Good	↑
<b>PY 177</b>	<b>West Pilton Rise</b>	<b>C</b>	<b>Y</b>	<b>Toddler</b>	<b>0.04</b>	<b>Poor</b>	<b>Removed</b>		<b>X</b>
PY 178	Boswall Play Area/Royston Main	C	Y	Junior	0.03	Fair	Fair	Fair	↔
PY 179	Muirhouse Linear Park Wheels	C	Y	Senior	0.03	Fair	Good	Good	↔
PY 180	Victoria Park Ball Court	C	Y	Senior	0.33	Good	Very Good	Very Good	↔
PY 181	Muirhouse Park Ball Court	C	Y	Senior	0.04	Fair	Fair	Fair	↔
PY 182	Granton Mill Crescent 1	O	Y	Junior	0.04	Fair	N/A	N/A	N/A
PY 183	Granton Mill Crescent 2	O	Y	Junior	0.06	Fair	N/A	N/A	N/A
PY 184	Granton Mill Crescent 3	O	Y	Junior	0.04	Fair	N/A	N/A	N/A
PY 185	Civil Service Sports Association	O	Y	Toddler	0.01	Poor	N/A	N/A	N/A
PY 186	East Pilton Farm	O	Y	Toddler/Junior	0.01	Good	N/A	N/A	N/A
<b>Inverleith NP</b>									
PY 187	Inverleith Park	C	Y	Toddler/Junior	0.08	Good	Very Good	Very Good	↔
PY 188	Easter Drylaw Drive	C	Y	Toddler/Junior/Senior	0.07	Good	Good	Good	↔
PY 189	King George V Park/Scotland St Goods Yard Toddler	C	Y	Toddler	0.03	Fair	Good	Very Good	↑
PY 190	Ravelston Public Park	C	Y	Toddler/Junior	0.07	Good	Very Good	Very Good	↔
PY 191	Wester Drylaw Drive	C	Y	Senior	0.07	Good	Fair	Fair	↔
PY 192	Ravelston Public Ball Court	C	Y	Senior	0.07	Fair	Very Good	Very Good	↔
PY 193	Inverleith Park Ball Court	C	Y	Senior	0.09	Good	Very Good	Very Good	↔
PY 194	King George V Park/Scotland St Goods Yard Ball Court	C	Y	Senior	0.05	Fair	Good	Very Good	↑
PY 195	King George V Park/Scotland St Goods Yard Junior	C	Y	Junior	0.21	Fair	Good	Very Good	↑
PY 196	Craigleith Sainsbury	O	Y	Junior	0.02	Fair	N/A	N/A	N/A
PY 197	Hillpark Terrace	O	Y	Junior	0.03	Fair	N/A	N/A	N/A
PY 198	Orchard Brae Avenue	O	Y	Junior	0.01	Good	N/A	N/A	N/A
<b>PY 234</b>	<b>Old Schoolyard Park</b>	<b>C</b>	<b>Y</b>	<b>Toddler</b>	<b>0.03</b>		<b>N/A</b>	<b>Fair</b>	<b>○</b>
<b>Leith NP</b>									
PY 199	Pilrig Park Pilrig Street	C	Y	Toddler/Junior	0.60	Good	Good	Good	↔
PY 200	Pilrig Park Balfour Street	C	Y	Toddler/Junior	0.05	Poor	Fair	Fair	↔
PY 201	Sandport Street	C	Y	Junior	0.02	Good	Fair	Good	↑
PY 202	Admiralty Street	C	Y	Junior	0.08	Fair	Fair	Good	↑
PY 203	Dalmeny Street and Ball Court	C	Y	Toddler/Junior/Senior	0.39	Good	Very Good	Very Good	↔
PY 204	Broughton Road	C	Y	Toddler/Junior	0.14	Good	Good	Good	↔
PY 205	Montgomery Street	C	Y	Toddler/Junior	0.40	Fair	Good	Good	↔
PY 206	Henderson Gardens	C	Y	Toddler	0.05	Fair	Good	Good	↔
PY 207	Keddie Gardens	C	Y	Toddler/Junior	0.05	Fair	Good	Fair	↓
<b>PY 208</b>	<b>Leith Fort House</b>	<b>C</b>	<b>Y</b>	<b>Toddler/Junior</b>	<b>0.05</b>	<b>Fair</b>	<b>Good</b>	<b>Removed</b>	<b>X</b>
PY 209	Leith Links (Seniors)	C	Y	Senior	0.09	Good	Good	Good	↔
PY 210	Leith Links (Junior)	C	Y	Toddler/Junior	0.14	Fair	Good	Good	↔
PY 211	Primrose Street	C	Y	Toddler	0.03	Good	Fair	Fair	↔
PY 212	Redbraes Public Park	C	Y	Toddler/Junior	0.03	Fair	Good	Good	↔
PY 213	St Mark's Park	C	Y	Toddler/Junior	0.06	Fair	Good	Fair	↓
PY 214	Pirniefeld Bank	C	Y	Junior	0.13	Fair	Fair	Fair	↔
PY 215	Taylor Gardens	C	Y	Toddler/Junior	0.01	Fair	Fair	Fair	↔
PY 216	Tolbooth Wynd Play Area	C	Y	Toddler	0.01	Good	Fair	Fair	↔
PY 217	Tolbooth Wynd Ball Court	C	Y	Senior	0.03	Good	Fair	Fair	↔



PY 218	Henderson Gardens Ball Court	C	Y	Senior	0.02	Good	Good	Good	↔
<b>PY 219</b>	<b>Portland Street Ball Court</b>	<b>C</b>	<b>Y</b>	<b>Senior</b>	<b>0.03</b>	<b>Good</b>	<b>Fair</b>	<b>Removed</b>	<b>X</b>
PY 220	McDonald Road (86 Sovereign Court)	O	Y	Junior	0.01	Good	N/A	N/A	N/A
PY 221	Albion Gardens	O	Y	Toddler/Junior	0.01	Good	N/A	N/A	N/A
PY 222	Powderhall	O	Y	Toddler	0.05	Good	N/A	N/A	N/A

# Residential Amenity

Total Area 2009 Audit: 170.10 ha

Total Area 2015 Audit: 172.36 ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	COMMENTS	AREA (ha)	QUALITY 2009	QUALITY 2015	TREND
<b>City Centre NP</b>								
AM 1	Granny's Green Steps	C	Y	The site is classified as a Garden under the Parks and Gardens Strategy classification is subject to Park Quality Assessment Grade	0.11	Fair (Park Quality Assessment Grade 2009)	Good (Park Quality Assessment Grade 2015)	↑
<b>Craigentiny/Duddingston NP</b>								
AM 2	Lochend Drive	C	Y		0.07	Low	Low	↔
AM 3	Lochend Gardens	C	Y		0.06	Fair	Low	↓
AM 4	Lochend Square	C	Y		0.15	Low	Low	↔
AM 5	Loganlea Avenue	C	Y		0.45	Fair	Fair	↔
AM 6	Northfield Broadway	C	Y		0.17	Fair	Fair	↔
AM 7	Northfield Broadway	C	Y	0.22 ha changed to form Allotments to provide 16 plots. Refer to ALL 38.	0.18	Low	Fair	↔
AM 8	Northfield Broadway	C	Y		0.22	Low	Low	↔
AM 9	Northfield Farm Road	C	Y		0.25	Fair	Fair	↔
AM 10	Northfield Gardens	C	Y		0.15	Fair	Fair	↔
AM 11	Northfield Grove	C	Y		0.15	Fair	Fair	↔
AM 12	Northfield Grove	C	Y		0.06	Fair	Fair	↔
AM 13	Northfield Square	C	Y		0.30	Fair	Fair	↔
AM 14	Northfield Circus	C	Y		0.15	Good	Fair	↓
AM 15	Piershill Square East	C	Y		0.44	Low	Low	↔
AM 16	Piershill Square West	C	Y		0.43	Low	Fair	↑
AM 17	Restalrig Road South	C	Y		0.60	Fair	Fair	↔
AM 18	Sleigh Gardens	C	Y		0.31	Fair	Fair	↔
AM 19	Restalrig Crescent / Findlay Avenue	G	N	Area subject to redevelopment	0.14	Fair	REMOVED	×
AM 20	Restalrig Gardens	C	Y		0.72	Fair	Good	↑
AM 471	Crawford Green	O	Y		0.08		Fair	○
AM 474	Burnbrae Pl/ Maybury Rd	O	Y		0.80		Fair	○
<b>Portobello/Craigmillar NP</b>								
AM 21	Bailie Grove	C	Y		0.07	Fair	Fair	↔
AM 22	Bailie Place	C	Y		0.10	Fair	Low	↓
AM 23	Bailie Terrace	C	Y		0.14	Low	Fair	↑
AM 24	Bingham Way	C	Y		0.25	Fair	Fair	↔
AM 25	Bingham Way	C	Y		0.19	Fair	Fair	↔
AM 26	Castlebrae Rigg	O	Y		0.14	Good	Good	↔
AM 27	Christian Crescent	C	Y		0.35	Fair	Fair	↔
AM 28	Cleikiminfeld	O	Y		1.98	Fair	Fair	↔
AM 29	Coillesdene Loan	C	Y		0.23	Good	Good	↔
AM 30	Electra Place	C	Y		0.28	Fair	Fair	↔
AM 31	Gilberstoun Loan	O	Y		0.52	Fair	Fair	↔
AM 32	Great Carleton Place	C	Y		0.07	Fair	Fair	↔
AM 33	Greendykes Gardens	G	Y	Area subject to redevelopment	0.92	Low	REMOVED	×
AM 34	Greendykes Gardens	C	N	0.10 ha changed to provide Community Gardens. Refer to ALL 39	0.38	Good	Good	↔
AM 35	Joppa Pans	C	Y		0.40	Fair	Fair	↔
AM 36	Magdalene Drive	C	Y		0.16	Fair	Fair	↔
AM 37	Magdalene Drive	C	Y		0.09	Fair	Good	↑
AM 38	Magdalene Drive	C	Y		0.06	Fair	Fair	↔
AM 39	Musselburgh Road	C	Y		0.36	Fair	Fair	↔
AM 40	Newcraighall Road	C	Y		0.60	Good	Good	↔
AM 41	Niddrie House Avenue	G	Y	Area subject to redevelopment	0.77	Fair	REMOVED	×
AM 42	Niddrie House Avenue	G	Y	Area subject to redevelopment	0.12	Fair	REMOVED	×
AM 43	Niddrie House Park	C	Y		0.17	Fair	Fair	↔
AM 44	Niddrie Mains Terrace	C	Y		0.15	Fair	Fair	↔
AM 45	Niddrie Mains Terrace	O	Y		1.25	Fair	Fair	↔
AM 46	Niddrie Mains Terrace	O	N		0.46	Fair	Fair	↔
AM 47	Niddrie Marischal Crescent	C	Y		0.17	Low	Low	↔
AM 48	Niddrie Marischal Crescent (Rear of no. 21)	C	Y		0.25	Fair	Fair	↔
AM 49	Niddrie Marischal Drive	O	Y		0.09	Fair	Fair	↔
AM 50	Niddrie Marischal Place	O	Y		0.18	Fair	Fair	↔
AM 51	Niddrie Mill Grove	C	Y		0.23	Fair	Fair	↔
AM 52	Park View	C	Y		0.13	Fair	Fair	↔
AM 53	Peacocktail Close	C	Y		1.28	Fair	Low	↓
AM 54	Peffermill Court	C	Y		0.53	Fair	Fair	↔

AM 55	Peffermill Road	C	Y		0.19	Fair	Fair	↔↔
AM 56	Rathbone Place	C	Y		0.06	Fair	Fair	↔↔
AM 57	Straiton Place	C	Y	Part of the site is classified as a Community Park and has a PQA score of 'good' 2009 and 'Very Good' 2015.	0.35	Fair	Very Good	↑
AM 58	Hay Avenue	C	Y		0.09	Good	Good	↔↔
AM 59	Cakemuir Grove	O	Y		0.05	Good	Good	↔↔
AM 491	Slateford Gait	O	Y		0.15		Good	○
AM 492	Newhaven Road	O	Y		0.09		Low	○
AM 493	Tait Wynd	O	Y		0.13		Good	○
AM 494	North Platt Crescent	O	Y		0.26		Good	○
AM 495	Freelands Road	O	Y		0.06		Good	○
<b>Liberton/Gilmerton NP</b>								
AM 60	Alnwickhill Gardens	O	Y		0.14	Good	Good	↔↔
AM 61	Alnwickhill View	O	Y		0.22	Good	Good	↔↔
AM 62	see Business Amenity schedule							
AM 63	Balmwell Park	C	Y		0.28	Fair	Fair	↔↔
AM 64	Balmwell Terrace	C	Y		0.06	Good	Good	↔↔
AM 65	see Business Amenity schedule							
AM 66	Burdiehouse Street	C	Y		0.32	Fair	Low	↓
AM 67	Burdiehouse Terrace	C	Y		0.55	Good	Good	↔↔
AM 68	Burnhead Crescent	C	Y		0.05	Fair	Fair	↔↔
AM 69	Candlemaker's Park	O	Y		0.44	Fair	Fair	↔↔
AM 70	Captain's Drive	C	Y		0.05	Fair	Fair	↔↔
AM 71	Captain's Loan	C	Y		0.09	Fair	Fair	↔↔
AM 72	Craigour Green	C	Y		5.29	Fair	Fair	↔↔
AM 73	Craigour Grove	C	Y		0.37	Fair	Fair	↔↔
AM 74	Dinmont Drive	C	Y		0.12	Fair	Fair	↔↔
AM 75	Durward Grove	C	Y		0.16	Fair	Fair	↔↔
AM 76	East Kilngate	O	Y		1.06	Good	Fair	↓
AM 77	East Kilngate	O	Y		0.40	Good	Fair	↓
AM 78	Ellen's Glen House	O	Y		0.64	Good	Good	↔↔
AM 79	Ferniehill	O	Y		2.33	Fair	Good	↑
AM 80	Fernieside Crescent	C	N		0.09	Low	Fair	↑
AM 81	Fernieside Crescent (adjacent no. 106)	C	Y		0.35	Fair	Fair	↔↔
AM 82	Fernieside Grove	C	Y		0.11	Fair	Fair	↔↔
AM 83	Fernieside Place	O	Y		0.11	Good	Fair	↓
AM 84	Gilmerton Dykes Crescent	C	Y		0.61	Fair	Fair	↔↔
AM 85	Gilmerton Dykes Loan	C	Y		0.27	Fair	Fair	↔↔
AM 86	Gilmerton Dykes Loan	C	Y		0.14	Fair	Fair	↔↔
AM 87	Gilmerton Dykes Road	Ø	¥	Area subject to redevelopment	0.24	Fair	REMOVED	✘
AM 88	Gilmerton Dykes Road	O	Y		0.07	Fair	Fair	↔↔
AM 89	Gilmerton Road	O	Y		0.23	Fair	Fair	↔↔
AM 90	Gilmerton Road	O	Y		0.16	Good	Fair	↓
AM 91	Gracemount Drive	G	¥	Area subject to redevelopment. Refer to AM 500 and 501 below	2.5	Fair	REMOVED	✘
AM 92	Gracemount Drive	G	¥	Area subject to redevelopment	0.09	Fair	REMOVED	✘
AM 93	Gracemount Square	C	Y		0.17	Fair	Low	↓
AM 94	Greenend Gardens	O	Y		0.20	Fair	Fair	↔↔
AM 95	Guardwell Crescent	O	Y		0.22	Fair	Fair	↔↔
AM 96	Howden Hall Crescent	O	Y		1.19	Good	Good	↔↔
AM 97	Lammermoor Terrace	C	Y		0.12	Fair	Fair	↔↔
AM 98	Liberton Place	O	Y		0.16	Good	Good	↔↔
AM 99	Liberton Road	O	N		0.12	Good	Good	↔↔
AM 100	Marmion Crescent	C	Y		0.31	Fair	Fair	↔↔
AM 101	Moredun Park Gardens	Ø	¥	Area subject to redevelopment	0.20	Fair	REMOVED	✘
AM 102	Moredun Park Gardens	O	Y		0.26	Fair	Low	↔↔
AM 103	Moredun Park Gardens	Ø	¥	Area subject to redevelopment	0.08	Fair	REMOVED	✘
AM 104	Moredun Park Green	C	Y		0.09	Fair	Fair	↔↔
AM 105	Moredun Park Loan	C	Y		0.17	Fair	Fair	↔↔
AM 106	Moredun Park Road	C	Y		0.07	Fair	Fair	↔↔
AM 107	Moredunvale Grove	C	Y		0.76	Fair	Fair	↔↔
AM 108	Moredunvale Park	C	Y		1.06	Fair	Good	↑
AM 109	Mortonhall Park	O	Y	PQA score of 'Fair' 2009 and 'Very Good' 2015 applies to part of site which is part of a Community Park. PQA assessment boundary varies from open space classification boundary.	2.25	Good	Very Good	↑
AM 110	Mortonhall Park Place	O	Y		0.31	Low	Fair	↑
AM 111	Mount Vernon Road	C	Y		0.97	Good	Good	↔↔
AM 112	Netherbank	C	Y		2.95	Fair	Fair	↔↔
AM 113	Ochiltree Gardens	C	Y		0.31	Fair	Fair	↔↔
AM 114	Ravenscroft Gardens	Ø	¥	Area subject to redevelopment. Link to be maintained to land to the south as condition of consent.	0.18	Fair	REMOVED	✘
AM 115	Ravenswood Avenue	C	Y		0.29	Fair	Fair	↔↔

AM 116	Rutherford Drive	C	Y		0.33	Fair	Fair	↔
AM 117	St Katharine's Brae	O	Y		0.16	Good	Good	↔
AM 118	St Katharine's Crescent	C	Y		0.06	Good	Good	↔
AM 119	Summertrees Court	C	Y		0.11	Fair	Fair	↔
AM 120	Upper Craigour	O	Y		0.43	Fair	Fair	↔
AM 121	The Spinney amenity space	O	Y		0.31	Fair	Good	↑
AM 122	see Business Amenity schedule							
AM 123	Hyvot Grove	O	Y	Suds pond	0.27	Good	Good	↔
AM 124	Malbet Park / Malbet Wynd	O	Y		0.23	Fair	Good	↑
AM 125	Malbet Park	O	Y		0.09	Fair	Fair	↔
AM 126	Malbet Park/Lasswade Road	O	Y		0.10	Fair	Fair	↔
AM 480	Robin Place / Thistle Foundation	O	Y		0.07		Fair	○
AM 481	Hyvot Loan	O	Y		0.21		Good	○
AM 482	Hyvot Hall- Moredun Dykes Road	O	Y		0.50		Good	○
AM 483	Larkfield Gardens	O	Y		0.57		Good	○
AM 500	Lindon Avenue	O	Y		0.15		Good	○
AM 501	Gracemount House Drive	C	Y		0.07		Good	○
<b>South Central NP</b>								
AM 127	East Suffolk Park	O	Y		1.72	Good	Good	↔
AM 128	Cameron Park	C	Y		0.14	Fair	Fair	↔
AM 129	Dumbiedykes	C	Y		1.01	Fair	Fair	↔
AM 130	Dumbiedykes	C	Y		1.86	Fair	Fair	↔
AM 131	Holyrood Road	C	Y		0.09	Fair	Fair	↔
AM 132	Langton Road	C	Y		0.24	Fair	Fair	↔
AM 133	Lussielaw Road	C	Y		0.08	Fair	Fair	↔
AM 134	Rankin Drive	C	Y		0.18	Good	Fair	↓
AM 135	Relugas Road	O	Y		0.08	Low	Good	↑
AM 136	Viewcraig Garden Recreation Area	C	Y		0.65	Fair	Good	↑
AM 137	Watertoun Road	C	Y		0.21	Good	Good	↔
AM 138	West Relugas Road	O	Y		0.06	Low	Fair	↑
AM 139	Sciennes Road	C	Y		0.17	Fair	Fair	↔
AM 140	West Saville Terrace	O	Y		0.10	Fair	Fair	↔
AM511	Hill Square	C	Y	Classified as a park and garden in 2009. Re-classified as Residential Amenity Greenspace in 2015 to reflect PAN 65 definition. Formerly PG45	0.02	Poor	Fair	↑
<b>South West NP</b>								
AM 141	Alexander Drive	O	Y		0.11	Fair	Fair	↔
AM 142	Alexander Drive/ Westfield Drive	C	Y		0.30	Fair	Fair	↔
AM 143	see Business Amenity schedule							
AM 144	Broomhouse Crescent	C	Y		0.07	Fair	Fair	↔
AM 145	Broomhouse Gardens	C	Y		0.49	Low	Fair	↑
AM 146	Broomhouse Grove	C	Y		0.44	Fair	Low	↓
AM 147	Broomhouse Way	C	Y		0.23	Low	Fair	↑
AM 148	Calder Drive	C	Y		0.99	Fair	Good	↑
AM 149	Calder Gardens	C	Y		0.57	Fair	Fair	↔
AM 150	Calder Grove	C	Y	Contains community orchard	2.13	Fair	Fair	↔
AM 151	Calder Park	C	Y		0.49	Fair	Fair	↔
AM 152	see Transport Amenity schedule							
AM 153	Chesser Avenue	O	Y		0.26	Fair	Fair	↔
AM 154	Dumbryden Gardens	C	Y		1.23	Fair	Fair	↔
AM 155	Dundee Terrace	C	N		0.06	Fair	Fair	↔
AM 156	Fairbrae	O	Y		0.66	Fair	Fair	↔
AM 157	Fairbrae	C	Y		0.07	Fair	Fair	↔
AM 158	Hailesland Gardens	C	Y		0.27	Fair	Fair	↔
AM 159	Hailesland Grove	C	Y		0.15	Fair	Fair	↔
AM 160	Hailesland park	C	Y		0.22	Good	Good	↔
AM 161	Hutchison Gardens	C	Y		0.07	Low	Low	↔
AM 162	Katesmill Road	C	Y		0.23	Fair	Fair	↔
AM 163	Kingsknowe Place	C	Y		1.05	Fair	Fair	↔
AM 164	Kingsknowe Road North	C	Y		0.52	Fair	Fair	↔
AM 165	Longstone Terrace	O	Y		0.15	Low	Good	↑
AM 166	Moat Drive	C	Y		1.27	Low	Low	↔
AM 167	Morvenside	O	Y		0.19	Fair	Fair	↔
AM 168	Murrayburn Green	C	Y		0.26	Low	Low	↔
AM 169	Murrayburn Grove	C	Y		0.18	Fair	Fair	↔
AM 170	Murrayburn Park	C	Y		0.24	Fair	Fair	↔
AM 171	Murrayburn Place	C	Y		0.16	Fair	Fair	↔
AM 172	Murrayburn Place	C	Y		0.08	Fair	Fair	↔
AM 173	Parkhead Crescent	C	Y		0.81	Fair	Fair	↔
AM 174	Quarry View	O	Y		0.40	Good	Good	↔
AM 175	Quarry View	O	Y		0.34	Fair	Fair	↔
AM 176	see Transport Amenity schedule							
AM 177	see Transport Amenity schedule							
AM 178	Ratray Loan	O	Y		0.06	Good	Good	↔

AM 179	Saughton Mains Avenue	C	Y		0.16	Low	Fair	↑
AM 180	Saughton Mains Avenue	C	Y		0.16	Low	Fair	↑
AM 181	Saughton Mains Drive	C	Y		0.40	Fair	Fair	↔
AM 182	Saughton Mains Park	C	Y		3.24	Fair	Fair	↔
AM 183	Saughton Mains Street	O	Y		0.21	Fair	Fair	↔
AM 184	Saughton Mains Street (adjacent to no. 24)	O	Y		0.06	Fair	Fair	↔
AM-186	Sighthill Green	G	¥	Area subject to redevelopment	1.79	Low	REMOVED	✘
AM 186	see Transport Amenity schedule							
AM 187	Stenhouse Grove	C	Y		0.29	Fair	Fair	↔
AM 188	Stevenson Drive	C	Y		0.34	Good	Good	↔
AM 189	Westburn Grove	C	N		0.08	Fair	Fair	↔
AM 190	Westburn Park	C	Y		0.40	Fair	Fair	↔
AM 191	Westburn Park	C	Y		0.10	Good	Fair	↓
AM 192	Whitson Road	C	Y		0.15	Fair	Fair	↔
AM 193	Redhall House	C	Y		0.69	Good	Good	↔
AM 194	Craiglockhart Loan	O	Y		0.07	Fair	Fair	↔
AM 195	Easter Steil	O	Y		0.41	Good	Good	↔
AM 196	Calder Grove	C	Y		0.51	Fair	Fair	↔
AM 197	Murrayburn Road	C	Y		1.42	Fair	Fair	↔
AM 496	Burnbrae Park, Craigs House	O	Y		0.05		Good	○
<b>Pentlands NP</b>								
AM 198	Camus Avenue	O	N		0.16	Good	Fair	↓
AM 199	Adams Well	O	Y		0.43	Fair	Fair	↔
AM 200	Addiston Grove	O	Y		0.29	Fair	Fair	↔
AM 201	Addiston Park	O	Y		0.34	Fair	Fair	↔
AM 202	Baberton Mains Hill	O	Y		1.77	Good	Good	↔
AM 203	Baberton Mains Hill	O	Y		0.66	Good	Good	↔
AM 204	Baberton Mains Hill	O	Y		0.63	Fair	Fair	↔
AM 205	Baberton Mains Park	O	Y		1.60	Fair	Good	↑
AM 206	Bonaly Brae	O	Y		0.17	Good	Good	↔
AM 207	Bonaly Grove	O	Y		0.08	Fair	Fair	↔
AM 208	Bonaly Rise	O	Y		0.07	Good	Good	↔
AM 209	Bonaly Rise	O	Y		0.13	Good	Good	↔
AM 210	Bonaly Wester	O	Y		0.25	Fair	Good	↑
AM 211	Buckstone Howe	O	Y		0.10	Good	Good	↔
AM 212	Buckstone Circle	O	Y		0.74	Good	Good	↔
AM 213	Buckstone Road	O	Y		0.06	Good	Good	↔
AM 214	Buckstone Knoll	O	Y		1.13	Good	Good	↔
AM 215	Buckstone Shaw	O	Y		0.12	Good	Good	↔
AM 216	Caiyside	O	Y		0.19	Good	Good	↔
AM 217	Clovenstone Gardens	C	Y		0.16	Fair	Fair	↔
AM 218	Clovenstone Gardens (adjacent no. 29)	O	Y		0.12	Fair	Fair	↔
AM 219	Colinton Mains Drive	O	Y		0.08	Good	Good	↔
AM 220	Corslet Place	O	Y		0.24	Fair	Fair	↔
AM 221	Craigpark Crescent	O	Y		0.16	Fair	Fair	↔
AM 222	Currievale Dale	C	Y		0.14	Good	Fair	↓
AM 223	Currievale Dale	C	Y		0.08	Good	Good	↔
AM 224	Dalmahoy Crescent	O	Y		0.05	Fair	Fair	↔
AM 225	Deanpark Bank	C	Y		0.54	Fair	Fair	↔
AM 226	Deanpark Gardens	C	Y		0.38	Fair	Fair	↔
AM 227	Dolphin Gardens East	O	Y		0.48	Good	Good	↔
AM 228	Dolphin Gardens West	O	Y		0.23	Low	Low	↔
AM 229	Dreghorn Place	O	Y		0.05	Good	Good	↔
AM 230	East Croft	O	Y		0.46	Fair	Fair	↔
AM 231	Firhill Drive	C	Y	Not scored in 2010. Undergoing flood prevention work at time of audit.	0.54		Fair	↔
AM 232	Firhill Crescent	O	Y		0.12	Fair	Fair	↔
AM 233	Firhill Drive	C	Y	Not scored in 2010. Undergoing flood prevention work at time of audit.	0.10		Fair	↔
AM 234	Forth View Crescent	C	Y		0.07	Good	Good	↔
AM 235	Hainburn park	O	Y		0.64	Good	Good	↔
AM 236	Hallcroft Green	O	Y		0.27	Fair	Fair	↔
AM 237	Hallcroft Neuk	O	Y		0.10	Fair	Fair	↔
AM 238	Hallcroft Park	O	Y		0.21	Fair	Fair	↔
AM 239	High Buckstone	O	Y		0.19	Fair	Fair	↔
AM 240	Malleny Avenue	C	Y		1.20	Fair	Fair	↔
AM 241	Newmills Avenue	O	Y		0.53	Fair	Fair	↔
AM 242	Oxgangs Broadway	C	Y		0.80	Fair	Fair	↔
AM 243	Oxgangs Crescent	C	Y		0.19	Fair	Good	↑
AM 244	Oxgangs Farm Gardens	C	Y		0.43	Fair	Fair	↔
AM 245	Oxgangs Medway	C	Y		0.12	Good	Good	↔
AM 246	Oxgangs Road North	C	Y		1.00	Fair	Fair	↔
AM 247	Oxgangs Road North	C	Y		0.09	Fair	Fair	↔

AM 248	Palmer Road	C	Y		0.29	Fair	Fair	↔↔
AM 249	Redford Recreation	O	Y		1.94	Low	Low	↔↔
AM 250	Swanston Park	O	Y		0.26	Good	Fair	↓
AM 251	Tryst Park	O	Y		1.42	Fair	Good	↑
AM 252	Winton Park	O	Y		0.49	Fair	Fair	↔↔
AM 253	Dreghorn Park	O	Y		0.13	Fair	Fair	↔↔
AM 254	Bonaly Road	O	Y		0.10	Fair	Good	↑
AM 255	Laverlockdale Park	O	Y		0.13	Good	Good	↔↔
AM 256	Torphin Bank	O	Y		0.09	Fair	Good	↑
AM 486	Waterfield Road	O	Y		0.07		Fair	○
AM 487	St. Triduana's Rest	O	Y		0.13		Fair	○
AM 488	Hoseason Gardens / Drum Brae Drive	O	Y		0.18		Good	○
AM 489	Ravelrig Drive	O	Y		0.47		Fair	○
<b>Western Edinburgh NP</b>								
AM 257	Blinkbonny Crescent	O	N		0.23	Fair	Fair	↔↔
AM 258	Bramble Drive	O	Y		0.34	Good	Good	↔↔
AM 259	Bughtlin	O	Y		0.10	Low	Fair	↑
AM 260	Bughtlin Green	O	Y		0.08	Fair	Fair	↔↔
AM 261	Campbell Avenue	O	Y		0.28	Fair	Fair	↔↔
AM 262	Carrick Knowe Avenue	C	Y		0.27	Fair	Fair	↔↔
AM 263	Clermiston Crescent	C	Y		0.19	Low	Low	↔↔
AM 264	Clermiston Drive	C	Y		0.21	Fair	Fair	↔↔
AM 265	Clermiston Green	C	Y		0.10	Fair	Fair	↔↔
AM 266	Clermiston Park/Hill	C	Y		0.62	Fair	Fair	↔↔
AM 267	Clermiston Road	O	Y		0.63	Good	Good	↔↔
AM 268	Clerwood Place	C	Y		0.66	Good	Good	↔↔
AM 269	Clerwood Row	C	Y		0.48	Good	Good	↔↔
AM 270	Corstorphine House Avenue	O	Y		0.07	Fair	Fair	↔↔
AM 271	Corstorphine House Terrace	O	Y		0.07	Good	Good	↔↔
AM 272	Corstorphine Road	O	Y		0.41	Good	Good	↔↔
AM 273	Corstorphine Road	O	Y		1.14	Fair	Fair	↔↔
AM 274	Corstorphine Road (rear of Saughton Crescent)	O	N		0.13	Good	Good	↔↔
AM 275	Craigievar	C	Y		0.67	Fair	Fair	↔↔
AM 276	Craigmount Avenue North	O	Y		0.15	Fair	Fair	↔↔
AM 277	Craigmount Bank West	O	Y		0.10	Fair	Fair	↔↔
AM 278	Craigmount High School	O	Y		1.15	Fair	Fair	↔↔
AM 279	Craigs Park	O	Y		0.18	Fair	Fair	↔↔
AM 280	Drum Brae Drive	C	Y		0.95	Fair	Good	↑
AM 281	Drum Brae Drive (adjacent to No. 1)	C	Y		0.43	Fair	Fair	↔↔
AM 282	Drum Brae Drive (opposite No.s 116 - 128)	C	Y		0.07	Fair	Fair	↔↔
AM 283	Drum Brae Drive (opposite No.s 154 - 170)	C	Y		0.17	Fair	Fair	↔↔
AM 284	Drum Brae Drive (opposite No.s 194 - 206)	C	Y		0.07	Fair	Fair	↔↔
AM 285	Drum Brae North	C	Y		0.63	Fair	Fair	↔↔
AM 286	Dunsmuir Court	C	Y		0.11	Fair	Fair	↔↔
AM 287	Dunsmuir Court /Saunders Court	C	Y		0.27	Fair	Fair	↔↔
AM 288	Durar Drive	C	Y		1.21	Fair	Fair	↔↔
AM 289	East Craigs Rigg	O	Y		0.99	Fair	Fair	↔↔
AM 290	see Business Amenity schedule							
AM 291	see Business Amenity schedule							
AM 292	Forrester Park	O	Y		0.86	Fair	Fair	↔↔
AM 293	Glasgow Road (rear of Gyle Park Gardens)	O	Y		0.22	Good	Good	↔↔
AM 294	Gogarloch	O	Y		0.84	Fair	Fair	↔↔
AM 295	Gogarloch Skye	O	Y		0.11	Good	Good	↔↔
AM 296	Gyle Park Gardens	O	Y		0.06	Fair	Fair	↔↔
AM 297	Gyle Park Gardens (adjacent to park)	O	Y		0.13	Good	Good	↔↔
AM 298	Gyle Park Gardens/South Gyle Broadway	O	Y		0.44	Fair	Fair	↔↔
AM 299	Hayfield	O	Y		0.14	Fair	Fair	↔↔
AM 300	Hayfield (adjacent to No.29)	O	Y		0.06	Fair	Fair	↔↔
AM 301	Ladywell Road	C	Y		0.31	Good	Good	↔↔
AM 302	Maybury Road	O	N		0.71	Fair	Fair	↔↔
AM 303	Murray Cottages	O	Y		0.08	Fair	Good	↑
AM 304	see Business Amenity schedule							
AM 305	South Gyle Broadway	O	Y		0.98	Fair	Fair	↔↔
AM 306	South Gyle Mains	O	Y		0.39	Fair	Fair	↔↔
AM 307	South Gyle Mains (circle)	O	Y		0.70	Fair	Fair	↔↔
AM 308	South Gyle Wynd	O	Y		0.07	Fair	Fair	↔↔
AM 309	South Gyle Wynd (rear of No.s 44 - 54)	O	Y		0.06	Fair	Fair	↔↔
AM 310	see Business Amenity schedule							
AM 311	see Business Amenity schedule							
AM 312	Torrance Park	C	Y		0.85	Fair	Fair	↔↔
AM 313	West Craigs Crescent	O	Y		0.77	Fair	Fair	↔↔

AM 314	Succoth Park	O	Y		1.13	Good	Good	↔
AM 315	East Craigs Wynd	O	Y		0.13	Good	Fair	↓
AM 316	Saughton Road North	C	Y		0.06	Fair	Fair	↔
AM 317	Clermiston View	C	Y		0.20	Fair	Fair	↔
AM 318	Forrester Road	C	Y		0.11	Fair	Fair	↔
AM 319	Stuart Park	O	Y		0.11	Good	Fair	↓
AM 320	Barntongate Terrace	O	N		0.53	Good	Good	↔
AM 473	Burnbrae Place	O	Y		0.47		Good	○
AM 474	Burnbrae Place/ Maybury Road	O	Y		0.80		Fair	○
AM 497	Kimmerghame Loan	O	Y		0.08		Good	○
AM 498	Wallace Gardens	O	Y		0.52		Good	○
AM 499	Soutra Road	O	Y		0.22		Good	○
<b>Almond NP</b>								
AM 321	see Transport Amenity schedule							
AM 322	Allan Park	O	Y		0.08	Fair	Fair	↔
AM 323	Allan Park/Newmains Cottage	O	Y		0.09	Fair	Good	↑
AM 324	Bo'ness Road	O	Y		0.10	Low	Low	↔
AM 325	Cargilfield School	O	Y		0.10	Fair	Fair	↔
AM 326	Cleric's Hill	O	Y		0.21	Low	Low	↔
AM 327	Cotlaws	O	Y		0.91	Fair	Fair	↔
AM 328	Cramond Glebe Gardens	O	Y		0.14	Good	Good	↔
AM 329	Cramond Green	O	Y		0.20	Good	Good	↔
AM 330	Cramond Village	C	Y		0.10	Fair	Fair	↔
AM 331	Carlowie Avenue	C	Y		0.37	Good	Good	↔
AM 332	Dundas Place	O	Y		0.25	Fair	Fair	↔
AM 333	Echline Avenue	C	Y		0.61	Good	Good	↔
AM 334	Echline Drive	O	Y		0.09	Good	Good	↔
AM 335	Echline Drive/Bo'ness Road	O	Y		0.07	Fair	Fair	↔
AM 336	Echline Gardens	O	Y		0.51	Good	Good	↔
AM 337	Echline Grove/Stoneyflatts Crescent	O	Y		1.97	Good	Good	↔
AM 338	Echline Terrace	O	Y		0.22	Good	Good	↔
AM 339	Forth Place/Clufflat Brae	O	Y		0.20	Good	Good	↔
AM 340	Forth Place/Clufflat Brae	O	Y		0.61	Good	Good	↔
AM 341	Forth Place/Springfield View	O	Y		0.47	Good	Good	↔
AM 342	Gateside Road	O	Y		0.18	Fair	Fair	↔
AM 343	Hawthorn Bank	C	Y		0.23	Low	Low	↔
AM 344	Hillwood Rise	O	Y		0.20	Good	Good	↔
AM 345	Hillwood Terrace	O	Y		0.20	Fair	Fair	↔
AM 346	Inchcolm Terrace	O	Y		1.00	Fair	Fair	↔
AM 347	Inveralmond Drive	O	Y		0.17	Good	Good	↔
AM 348	see Transport Amenity schedule							
AM 349	King Edward's Way (east)	O	Y		0.26	Fair	Fair	↔
AM 350	Kirklands Park Gardens	O	Y		0.07	Good	Good	↔
AM 351	Liston Drive	O	Y		0.17	Good	Good	↔
AM 352	Main Street/Dalmeny	C	Y		0.80	Good	Good	↔
AM 353	Maitland Hog Lane	O	Y		1.95	Fair	Fair	↔
AM 354	Maitlands Road	O	Y		0.09	Fair	Fair	↔
AM 355	Moubray Grove	O	Y		0.21	Good	Good	↔
AM 356	Moubray Grove (adjacent to No. 122)	O	Y		0.07	Fair	Fair	↔
AM 357	Moubray Grove/Scotstoun Avenue	O	Y		0.28	Good	Good	↔
AM 358	Moubray Grove/Scotstoun Avenue	O	Y		0.24	Fair	Low	↓
AM 359	Moubray Grove/Scotstoun Grove	O	Y		0.32	Good	Good	↔
AM 360	Parkside	O	Y	Classified as a Community Park.	0.34	Poor	Good	↑
AM 361	Provost Milne Grove	O	Y		0.15	Fair	Fair	↔
AM 362	Queen Margaret Drive	C	Y		0.21	Fair	Fair	↔
AM 363	Queensferry Harbour Carpark	C	Y		0.37	Good	Good	↔
AM 364	Rosebery Avenue	C	Y		0.07	Fair	Fair	↔
AM 365	Scotstoun Park	O	Y		1.21	Good	Good	↔
AM 366	Sommerville Gardens	O	Y		0.28	Good	Good	↔
AM 367	South Scotstoun	O	Y		0.15	Good	Good	↔
AM 368	Stoneyflatts	O	Y		0.12	Good	Good	↔
AM 369	Strathalmond Park	O	Y		0.09	Fair	Fair	↔
AM 370	Strathalmond Road	O	Y		0.07	Fair	Fair	↔
AM 371	The Glebe	C	Y		0.19	Good	Good	↔
AM 372	The Green, Davidson's Mains	C	Y		0.36	Good	Good	↔
AM 373	William Black Place	C	Y		0.26	Fair	Fair	↔
AM 374	Lang Rigg	O	Y		0.11	Good	Good	↔
AM 375	Brighthouse Park Cross	O	Y		0.11	Good	Good	↔
AM 466	Kirklands Park Street Park	O	Y		0.06		Good	○
AM 467	Malachi Green	O	Y		0.14		Fair	○
AM 468	MacKinnon Crescent	O	Y		0.05		Low	○
AM 469	Lauson Place	O	Y		0.13		Fair	○
AM 471	Crawford Green	O	Y		0.08		Fair	○

Forth NP								
AM 376	see Transport Amenity schedule							
AM 377	Boswall Green	O	Y		0.14	Fair	Fair	↔
AM 378	Boswall Terrace	C	Y		0.06	Fair	Fair	↔
AM 379	Crewe Road North	C	Y		0.12	Fair	Fair	↔
AM 380	Crewe Road North, (adjacent to no. 157)	C	Y		0.08	Good	Good	↔
AM 381	Ferry Gait Drive	C	Y		0.42	Fair	Fair	↔
AM 382	Ferry Road	C	Y		0.33	Fair	Fair	↔
AM 383	Ferry Road	C	Y		0.76	Fair	Fair	↔
AM 384	Ferry Road	C	Y		0.17	Fair	Fair	↔
AM 385	Grierson Road	C	Y		0.25	Fair	Fair	↔
AM 386	Grierson Square	O	Y		0.15	Fair	Fair	↔
AM 387	Inchcolm/Inchgarvie Court	C	Y		0.59	Low	Fair	↑
AM 388	Muirhouse Crescent	G	Y	Area subject to redevelopment	0.41	Low	REMOVED	×
AM 389	Muirhouse Drive	G	Y	Area subject to redevelopment	0.46	Fair	REMOVED	×
AM 390	Muirhouse Green	O	Y		0.12	Fair	Good	↑
AM 391	Muirhouse Grove	C	Y		1.21	Low	Fair	↑
AM 392	Muirhouse Medway	O	Y		0.07	Fair	Good	↑
AM 393	Muirhouse Park	O	Y		0.06	Fair	Fair	↔
AM 394	Muirhouse Place	O	Y		0.15	Fair	Fair	↔
AM 395	Muirhouse View	C	Y	PQA score of 'Fair' applies to part of the site which is part of a Community Park. PQA assessment boundary varies from open space classification boundary.	1.39	Good	Good	↔
AM 396	Pennywell	G	Y	Area subject to redevelopment	0.16	Low	REMOVED	×
AM 397	Pennywell	G	Y	Area subject to redevelopment	0.10	Low	REMOVED	×
AM 398	Pennywell	G	Y	Area subject to redevelopment	0.19	Low	REMOVED	×
AM 399	Pennywell Medway	G	Y	Area subject to redevelopment	0.53	Low	REMOVED	×
AM 400	Pilton Crescent	C	Y		0.06	Fair	Fair	↔
AM 401	Royston Mains Crescent	C	Y		0.07	Fair	Fair	↔
AM 402	Salvesen Gardens	C	Y		0.29	Good	Good	↔
AM 403	Silverknowes Gardens (rear of)	C	N		0.13	Good	Good	↔
AM 404	West Ferryfield	O	Y		0.45	Fair	Fair	↔
AM 405	West Granton Road	C	Y		0.17	Fair	Fair	↔
AM 406	West Pilton Green	O	Y		0.43	Low	Low	↔
AM 407	West Pilton Place	C	Y		0.13	Fair	Good	↑
AM 408	Wardieburn Place	C	Y		0.11	Low	Low	↔
AM 409	Granton Medway	C	Y		0.42	Low	Low	↔
AM 410	East Pilton Farm Crescent	O	Y		0.09		Good	↑
AM 411	Granton Mill Crescent	O	Y		0.34	Good	Good	↔
AM 503	West Pilton Crescent Park	C	Y		0.09		Good	○
AM 504	West Pilton Crescent	C	Y		0.07		Good	○
AM 505	Granton Mains East Park	C	Y	Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Formally PG 102	0.45		Good	
AM 506	Boswall Crescent Park	C	Y	Classified as a park and garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Formally PG 102	0.35		Fair	
Inverleith NP								
AM 412	Easter Drylaw Avenue	C	Y		0.09	Low	Low	↔
AM 413	Easter Drylaw Bank (rear of)	C	Y		0.10	Low	Low	↔
AM 414	Easter Drylaw Gardens & Church	C	Y		0.88	Fair	Fair	↔
AM 415	Easter Drylaw Loan	C	Y		0.08	Low	Low	↔
AM 416	Easter Drylaw Place	C	Y		0.10	Low	Low	↔
AM 417	Easter Drylaw Way	C	Y		0.08	Low	Low	↔
AM 418	Easter Warriston	O	Y		0.06	Good	Good	↔
AM 419	Eildon Terrace	O	N		0.47	Low	Fair	↑
AM 420	Hillpark Avenue	O	Y		0.25	Fair	Fair	↔
AM 421	Hillpark Brae	O	Y		0.09	Fair	Fair	↔
AM 422	Hillpark Gardens	O	Y		0.07	Fair	Good	↑
AM 423	House 'O Hill	C	Y		0.73	Fair	Fair	↔
AM 424	March Pines	O	Y		0.06	Good	Good	↔
AM 425	North Werber Park	O	Y		0.48	Good	Good	↔
AM 426	Orchard Brae	O	N		0.31	Low	Low	↔
AM 427	Orchard Brae Avenue	O	Y		0.27	Fair	Good	↑
AM 428	Saxe Coburg Place	C	Y		0.14	Fair	Fair	↔
AM 429	Telford Drive	O	Y		0.12	Fair	Fair	↔
AM 430	Telford Drive (opposite No.s 10 - 16)	O	Y		0.09	Fair	Fair	↔
AM 431	Telford Road	O	Y		0.10	Fair	Fair	↔
AM 432	West Drylaw Row	C	Y		0.89	Fair	Fair	↔
AM 433	Wester Drylaw Place (adj to No. 17)	C	Y		0.17	Fair	Low	↓
AM 434	Wester Drylaw Place (behind 741 Ferry Road)	C	Y		0.18	Fair	Fair	↔



AM 435	Wester Drylaw Place (Circle)	C	Y		0.33	Fair	Fair	↔↔
AM 436	Wester Drylaw Place/Drive	C	Y		0.72	Fair	Fair	↔↔
AM 437	Wester Drylaw/Drylaw House	C	Y		1.29	Fair	Low	↓
AM 438	Hillpark Grove	O	Y		0.07	Good	Good	↔↔
AM 439	Cheyne Street	O	Y		0.16	Good	Fair	↓
AM 440	Saunders Street	C	Y		0.29	Fair	Good	↑
<b>Leith NP</b>								
AM 441	Alemoor Park	O	Y		0.12	Good	Good	↔↔
AM 442	Allanfield	O	Y		0.08	Fair	Fair	↔↔
AM 443	see Business Amenity schedule							
AM 444	Bothwell Street	C	Y		0.09	Low	Low	↔↔
AM 445	Cannon Wynd	G	Y	Area subject to redevelopment	0.49	Low	REMOVED	X
AM 446	Elgin Street	C	Y		0.34	Fair	Fair	↔↔
AM 447	Great Michael Rise	C	Y		0.20	Fair	Fair	↔↔
AM 448	Hawkhill	O	Y		0.16	Good	Fair	↓
AM 449	Hermitage - Primrose Street	C	Y		0.16	Good	Good	↔↔
AM 450	Lindsay Road	C	Y		0.12	Fair	Fair	↔↔
AM 451	Lindsay Road	C	Y		0.08	Fair	Fair	↔↔
AM 452	Wellington Place	C	Y		0.06	Fair	Fair	↔↔
AM 453	McDonald Road	O	Y		0.14	Good	Good	↔↔
AM 454	North Hillhousefield	C	Y		0.13	Fair	Fair	↔↔
AM 455	Pirniefield Bank	C	Y		0.05	Fair	Good	↑
AM 456	Pirniefield Bank (adj to Block 17)	C	Y		0.13	Fair	Good	↑
AM 457	Powderhall	O	Y		0.29	Good	Good	↔↔
AM 458	Powderhall Rigg	O	Y		0.08	Good	Fair	↓
AM 459	Powderhall Road (adj to No. 22)	O	Y		0.09	Fair	Fair	↔↔
AM 460	Redbraes Place	O	Y		0.05	Fair	Fair	↔↔
AM 461	Sandport	O	Y		0.06	Good	Good	↔↔
AM 462	Seafield Place	C	N		0.07	Fair	Good	↑
AM 463	South Sloan Street	O	N		0.12	Fair	Low	↓
AM 464	Springfield Street	O	Y		0.16	Low	Low	↔↔
AM 465	Sheriff Brae	O	Y		0.23	Good	Good	↔↔
AM 477	Greenwood Close Woodland Strip	O	Y		0.59		Good	○
AM 478	Greenwood Close	O	Y		0.28		Fair	○
AM 479	Maplewood Park/ Oakwood Court	O	Y		1.46		Good	○
AM 484	Ocean Drive	O	Y		0.10		Good	○
AM 507	Ballantyne Road	C	Y	Classified as a Park and Garden in 2009. Re-classified as Residential Amenity Greenspace in 2015 to reflect PAN 65 definition. Formerly PG 122	0.53		Good	
AM 508	North Junction Street	C	Y	Classified as a Park and Garden in 2009. Re-classified as residential amenity greenspace in 2015 to reflect PAN 65 definition. Formerly PG 124	0.36		Fair	
AM 509	Toolbooth Wynd	C	Y	Classified as a Park and Garden in 2009. Re-classified as Residential Amenity Greenspace in 2015 to reflect PAN 65 definition. Formerly PG 125	0.21		Good	
AM 510	Pirniefield Bank	C	Y	Classified as a Park and Garden in 2009. Re-classified as Residential Amenity Greenspace in 2015 to reflect PAN 65 definition. Formerly PG 129	0.18		Good	

# Green Corridor

Total Area 2009 Audit: 283.33 ha

Total Area 2015 Audit: 280.52 ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	PARK CLASSIFICATION	AREA (ha)	COMMENTS	QUALITY ASSESSMENT 2009	QUALITY ASSESSMENT 2015	TREND
<b>City Centre NP</b>									
GRE 1	Water of Leith	C	Y	Walkway	0.62	Core path CEC 18.	Fair	Good	↑
<b>Portobello/Craigmillar NP</b>									
GRE 2	Niddrie Burn Complex	C	Y	Renamed Magdalene Glen and classified as Community Park PG 134	7.2	Now Core path CEC 5.	Good	Refer to Parks and Gardens	
GRE 3	Brunstane Burn	O	Y		2.15	RoW.	Good	Good	↔
GRE 4	Disused Railway Network	O	Y		4.18	Core path CEC 5.	Good	Good	↔
GRE 5	Former Brunstane Road South	O	Y		0.65	Cycleway/RoW.	Good	Good	↔
GRE 6	Former Brunstane Road South	O	Y		0.18	Cycleway/RoW.	Good	Good	↔
GRE 7	Brunstane - Newcraighall	O	Y		0.04		Fair	Low	↓
GRE 8	Milton Link	C	Y		0.63		Fair	Fair	↔
GRE 9	Disused Railway Network	C	Y		1.87	Core path CEC 5, Innocent Railway.	Good	Good	↔
GRE 10	Niddrie Burn Complex	C	N		0.39	Core path CEC 5.	Fair	Fair	↔
GRE 11	Brunstane Burn	C	Y		3.86	RoW. Contains community orchard - Donkey Field.	Fair	Good	↑
<b>Liberton/Gilmerton NP</b>									
GRE 12	Hyvot Loan - Gilmerton Road	C	Y		0.13		Good	Good	↔
GRE 13	Braid Burn Complex	O	N		0.51	Core path CEC 2, Blackford Glen Road.	Good	Good	↔
GRE 14	Braid Burn Complex	O	Y		0.71	Core path CEC 2, Gilmerton Road - Cameron Toll.		Fair	↔
GRE 15	Braid Burn Complex	O	N		0.17	Core path CEC 2, Liberton Road.	Good	Good	↔
GRE 16	Braid Burn Complex	O	N		0.04	Core path CEC 2, Liberton Road.	Good	Good	↔
GRE 17	Niddrie Burn Complex	O	Y		0.10	Stenhouse Burn.	Good	Good	↔
GRE 18	Niddrie Burn Complex	O	N		0.49	Burdiehouse Burn.	Good	Good	↔
GRE 19	Niddrie Burn Complex	O	N		0.40		Fair	Fair	↔
GRE 20	Burdiehouse Burn Park	O	Y	Community Park	5.36	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. CEC 1, Burdiehouse Burn Valley Park.	Good (Park Quality Assessment Grade 2009)	Very Good (Park Quality Assessment Grade 2015)	↑
GRE 21	Burdiehouse Burn Park	O	Y		4.37	Core path CEC 1, Burdiehouse Burn Valley Park.	Good (Park Quality Assessment Grade 2009)	Very Good (Park Quality Assessment Grade 2015)	↑
GRE 22	Niddrie Burn Complex	C	Y		0.79	Stenhouse Burn.	Good	Good	↔
<b>South Central NP</b>									
GRE 23	Kings Haugh	O	Y		0.79	Core path CEC 5.	Good	Good	↔
GRE 24	Braidburn Complex	O	Y		0.26	Local Biodiversity Site. Subject to Flood Prevention Works in 2009.		Good	
<b>South West NP</b>									
GRE 25	Water of Leith	C	Y	Walkway	0.09	Core path CEC 18.	Fair	Fair	↔
GRE 26	Union Canal	O	N		0.17	Core path CEC 15, 15W.	Good	Good	↔
GRE 27	Union Canal	O	Y		0.56	Core path CEC 15, 15W.	Fair	Fair	↔
GRE 28	Union Canal	O	N		1.78	Core path CEC 15, 15W.	Good	Good	↔
GRE 29	Union Canal	C	Y		1.19	Core path CEC 15, 15W.	Good	Good	↔
GRE 30	Union Canal	C	Y		0.80	Core path CEC 15, 15W.	Fair	Fair	↔
GRE 31	Union Canal	C	Y		2.18	Core path CEC 15, 15W.	Good	Good	↔
GRE 32	Harvester Way - Hailesland Road	C	Y		2.95		Low	Low	↔
GRE 33	Harvester Way - Hailesland Road	C	Y		0.99	Includes ballcourt.	Fair	Fair	↔
GRE 34	Union Canal	O	Y		1.68	Core path CEC 15, 15W.	Low	Low	↔
GRE 35	Union Canal	O	Y	Community Park	1.51	Core path CEC 15, 15W.	Good	Good	↔
GRE 36	Water of Leith	C	Y	Walkway	2.14	Core path CEC 18.	Good	Fair	↓
GRE 37	Water of Leith	O	N		0.57	Core path CEC 18.	Fair	Good	↑
GRE 38	Water of Leith	C	N	Walkway	0.72	Core path CEC 18.	Good	Good	↔
GRE 39	Water of Leith	C	Y	Walkway	0.37	Core path CEC 18.	Good	Fair	↓
GRE 40	Slateford Green - Hutchison Crossway	C	Y		1.07		Fair	Fair	↔
GRE 41	Union Canal	O	Y		0.49	Core path CEC 15, 15W.	Good	Fair	↓
GRE 42	Water of Leith	O	Y		0.17	Core path CEC 18.	Good	Good	↔
GRE 43	Union Canal	O	Y		0.75	Core path CEC 15, 15W.	Good	Good	↔
GRE 44	Union Canal	O	Y		1.17	Core path CEC 15, 15W.	Fair	Good	↑
GRE 45	Union Canal	O	Y		0.74	Core path CEC 15, 15W.	Fair	Good	↑
GRE 46	Disused Railway Network	C	Y		1.87	Angle Park Terrace - Harrison Gardens.	Good	Good	↔

GRE 47	Union Canal	O	N		0.32	Core path CEC 15, 15W.	Good	Good	↔
GRE 48	Union Canal	O	Y		1.43	Core path CEC 15, 15W.	Fair	Good	↑
GRE 49	Union Canal	O	Y		0.47	Core path CEC 15, 15W.	Fair	Fair	↔
GRE 50	Water of Leith	C	Y		2.90	Core path CEC 18.	Good	Good	↔
<b>Pentlands NP</b>									
GRE 51	Redford Wood	C	Y	Natural Heritage Park	5.32	Redford Recreation Ground, Local Biodiversity Site, Edinburgh Urban Forest Project, Ancient and Important Woodland, Cycleway.		Fair (Park Quality Assessment Grade 2015)	↑
GRE 52	Water of Leith	C	Y	Community Park	0.54	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary (score relates to Spylaw Park), core path CEC 18.	Good	Good	↔
GRE 53	Water of Leith	C	Y	Walkway	1.24	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Core path CEC 18.	Good	Good	↔
GRE 54	Water of Leith	O	N		4.01	Core path CEC 18.	Good	Good	↔
GRE 55	Braidburn Complex	O	Y		1.61	Redford Recreation Ground, Local Biodiversity Site, Edinburgh Urban Forest Project, Ancient and Important Woodland, Cycleway.	Good	Good	↔
GRE 56	Covenanter's Wood	O	Y		20.97	Redford Recreation Ground, Local Biodiversity Site, Edinburgh Urban Forest Project, Ancient and Important Woodland, Cycleway.	Fair	Fair	↔
GRE 57	Wester Hailes Road - By-pass	C	Y		1.90		Fair	Fair	↔
GRE 58	Braid Burn Complex	C	Y	Natural Heritage Park	0.35	Not scored. Undergoing flood prevention work at time of audit. PQA covers part of site - Oxgangs Primary School, Local Biodiversity Site, Edinburgh Urban Forest Project, Cycleway.		Fair	↔
GRE 59	Water of Leith	C	N	Community Park	0.21	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary (score relates to Spylaw Park), core path CEC 18.	Good	Good	↔
GRE 60	Water of Leith	C	N	Community Park	0.22	PQA covers 3 audit areas (score relates to Spylaw Park), core path CEC 18.	Good	Fair	↓
GRE 61	Union Canal	C	Y		2.72	Core path CEC 15, 15W.	Good	Good	↔
GRE 62	Braidburn Complex	C	N		0.12	Local Biodiversity Site. Not scored. Undergoing flood prevention work at time of audit.		Fair	↔
GRE 63	Braidburn Complex	C	Y		0.83	Local Biodiversity Site. Not scored. Undergoing flood prevention work at time of audit.		Fair	↔
GRE 64	Oxgangs Avenue - Oxgangs Loan	C	Y		2.30	RoW, Cycleway.	Good	Good	↔
GRE 65	Oxgangs Hill - Caiystane Gardens	C	Y		0.87	RoW, Cycleway.	Good	Good	↔
GRE 66	Water of Leith	O	Y		0.11	Core path CEC 18.	Fair	Fair	↔
GRE 67	Water of Leith	O	N		1.34	Core path CEC 18.	Good	Good	↔
GRE 68	Water of Leith	O	N	Walkway	2.21	Core path CEC 18.	Good	Good	↔
GRE 69	Water of Leith	O	N	Walkway	0.38	Core path CEC 18.	Fair	Fair	↔
GRE 70	Water of Leith	O	N		1.27	Core path CEC 18.	Good	Good	↔
GRE 71	Water of Leith	O	Y		0.42	Core path CEC 18.	Good	Good	↔
GRE 72	Water of Leith	C	N		0.21	Core path CEC 18.	Good	Good	↔
GRE 73	Water of Leith	C	Y	Walkway	3.64	Core path CEC 18, Currie Rugby Football Club.	Good	Good	↔
GRE 74	Water of Leith	C	Y	Walkway	4.00	Core path CEC 18.	Good	Good	↔
GRE 75	Water of Leith	C	Y		0.73	Core path CEC 18.	Good	Good	↔
GRE 76	Water of Leith	O	N	Walkway	0.66	Core path CEC 18.	Good	Good	↔
GRE 77	Lanark Road West - Currievale	O	Y		2.91		Good	Good	↔
GRE 78	Curriehill Strip	C	Y		0.14	Links to core path CEC 17.	Fair	Fair	↔
GRE 79	Union Canal	O	N		0.57	Core path CEC 15, 15W.	Low	Low	↔
GRE 80	Union Canal	O	Y		0.62	Core path CEC 15, 15W.	Good	Good	↔
GRE 81	Harvester Way - Clovenstone Road	C	Y		2.14		Fair	Fair	↔
GRE 82	Clovenstone Gardens/Park	C	Y		2.78		Fair	Fair	↔

GRE 83	Union Canal	O	Y		1.19	Core path CEC 15, Ratho.	Fair	Fair	↔
GRE 84	Union Canal	O	N		0.90	Core path CEC 15, Ratho.	Good	Good	↔
GRE 85	Union Canal	O	N		1.72		Good	Good	↔
GRE 86	Redford Wood	O	N	Natural Heritage Park	0.15	Redford Recreation Ground, Local Biodiversity Site, Edinburgh Urban Forest Project, Ancient and Important Woodland, Cycleway.		Fair (Park Quality Assessment Grade 2015)	↑
GRE 87	Redford Wood	O	N	Natural Heritage Park	0.34	Redford Recreation Ground, Local Biodiversity Site, Edinburgh Urban Forest Project, Ancient and Important Woodland, Cycleway.		Fair (Park Quality Assessment Grade 2015)	↑
GRE 88	Redford Wood	O	Y	Natural Heritage Park	0.34	Redford Recreation Ground, Local Biodiversity Site, Edinburgh Urban Forest Project, Ancient and Important Woodland, Cycleway.		Fair (Park Quality Assessment Grade 2015)	↑
GRE 89	Water of Leith	O	N		0.29	Core path CEC 18.	Good	Good	↔
GRE 90	Water of Leith	C	N		0.43	Core path CEC 18.	Good	Good	↔
GRE 91	Water of Leith	O	Y	Walkway	5.74	Core path CEC 18.	Good	Good	↔
GRE 92	Water of Leith	O	Y	Walkway	1.84	Core path CEC 18.	Fair	Fair	↔
GRE 93	Water of Leith	O	Y	Walkway	0.49	Core path CEC 18.	Good	Good	↔
GRE 94	Water of Leith	O	Y	Walkway	0.64	Core path CEC 18.	Fair	Fair	↔
GRE 95	Water of Leith	O	Y	Walkway	0.48	Core path CEC 18.	Fair	Good	↑
GRE 96	Water of Leith	C	Y	Walkway	2.61	Core path CEC 18.	Good	Good	↔
GRE 97	Water of Leith	O	Y	Walkway	3.29	Core path CEC 18.	Good	Good	↔
GRE 98	Water of Leith	C	Y	Walkway	0.76	Core path CEC 18.	Good	Good	↔
GRE 99	Water of Leith	C	N	Walkway	0.64	Core path CEC 18.	Good	Good	↔
GRE 100	Water of Leith	O	Y		1.78		Good	Good	↔
<b>Western Edinburgh NP</b>									
GRE 101	Water of Leith	C	Y	Walkway	2.25		Fair	Fair	↔
GRE 102	Disused Railway Network	C	Y	Walkway	1.17	Core path CEC 13, Traquair Park - Balgreen Road.	Good	Good	↔
GRE 103	Disused Railway Network	C	Y	Walkway	1.83	Core path CEC 13, Traquair Park - Balgreen Road.	Fair	Good	↑
GRE 104	Water of Leith	C	Y	Walkway	0.92	Core path CEC 18.	Good	Fair	↓
GRE 105	Water of Leith	O	N	Walkway	0.29	Core path CEC 18.	Good	Good	↔
GRE 106	Water of Leith	O	N		0.02	Core path CEC 18.	Fair	Fair	↔
GRE 107	Water of Leith	O	N		0.16	Core path CEC 18.	Fair	Good	↑
GRE 108	Water of Leith	O	N		0.08	Core path CEC 18.	Fair	Good	↑
GRE 109	South of Drum Brae Drive	C	Y		0.80		Fair	Fair	↔
GRE 110	Bughtlin	O	Y		0.45		Fair	Good	↑
GRE 111	South Gyle Wynd - Meadow Place Road	C	Y		0.62		Low	Fair	↑
GRE 112	Water of Leith	C	Y	Walkway	4.20	Core path CEC 18.	Good	Good	↔
GRE 113	Maybury Road - Craigmount Brae	O	Y		2.40		Fair	Good	↑
GRE 114	Bughtlin	O	Y		1.08		Fair	Fair (Park Quality Assessment Grade 2015)	↔
GRE 115	Bughtlin	O	Y		6.30		Good	Good	↔
GRE 116	Burnside - Craigs Loan	O	Y		1.30		Good	Good	↔
GRE 117	Burnside - Craigs Loan	O	Y		1.02		Good	Good	↔
<b>Almond NP</b>									
GRE 118	Disused Railway Network	O	Y		1.36	Core path CEC 9.	Fair	Fair	↔
GRE 119	Disused Railway Network	C	Y		0.76	Core path CEC 9.	Good	Good	↔
GRE 120	Barnton Brae - Barnton Avenue	O	Y		0.36	Core path CEC 9.	Good	Good	↔
GRE 121	Davidson's Mains	O	Y		2.65		Fair	Fair	↔
GRE 122	Davidson's Mains	C	Y		2.07		Good	Good	↔
GRE 123	Hopetoun Road	C	Y		4.39	Site of Importance for Nature Conservation (SINC).	Fair	Fair	↔
GRE 124	Disused Railway Network	C	Y	Walkway	1.03	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Core path CEC 10.	Good	Good	↔
GRE 125	Disused Railway Network	C	Y	Walkway	1.84	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Core path CEC 10.	Good	Good	↔
GRE 126	Cramond House - Cramond Road North	C	Y		2.73	RoW.	Good	Good	↔

GRE 127	River Almond	O	Y	Community Park	3.19	Core path CEC 11. PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary.	Good	Good+ (Park Quality Assessment Grade 2015)	↑
GRE 128	River Almond	O	Y		3.54	Core path CEC 11. PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary.	Good	Good	↔
GRE 129	River Almond	C	Y	Natural Heritage Park	7.23	Core path: CEC 11, audit score taken from PQA Score.	Fair	Good+ (Park Quality Assessment Grade 2015)	↑
GRE 130	Disused Railway Network	C	Y		1.06	Core path CEC 10.	Good	Good	↔
GRE 131	Disused Railway Network	O	Y		0.38	Core path CEC 10.	Good	Good	↔
GRE 132	River Almond	C	Y	Walkway	3.77	Core paths CEC 11/CEC 10.	Good	Good	↔
GRE 133	River Almond	O	Y		0.50	Core path CEC 11, Kirkliston.	Low	Low	↔
GRE 134	River Almond	C	Y		6.39	Core path CEC 11, Newbridge.	Fair	Fair	↔
GRE 135	River Almond	O	N		0.15		Good	Good	↔
GRE 136	Ashburnham Gardens	O	Y		0.62		Good	Good	↔
GRE 137	Queensferry escarpment	O	Y	Walkway	1.23		Fair	Fair	↔
GRE 138	Ferry Glen	C	Y	Natural Heritage Park	5.64	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary.	Good	Good+ (Park Quality Assessment Grade 2015)	↑
GRE 139	Ferry Glen	O	Y	Walkway	0.54		Good	Good	↔
GRE 140	River Almond	O	N		0.85	Core path CEC 11.	Good	Good	↔
GRE 141	River Almond	O	N		0.84	Core path CEC 11.	Good	Good	↔
<b>Forth NP</b>									
GRE 142	Disused Railway Network	C	Y		0.46	Core path CEC 8.	Good	Good	↔
GRE 143	Disused Railway Network	C	Y		0.60	Core path CEC 8.	Good	Good	↔
GRE 144	Disused Railway Network	C	Y		0.48	Core path CEC 8.	Good	Good	↔
GRE 145	Disused Railway Network	C	Y		5.27	Core path CEC 8.	Good	Good	↔
GRE 146	Disused Railway Network	C	Y		0.68	Core path CEC 8.	Fair	Good	↑
GRE 147	Disused Railway Network	C	Y		1.21	Core path CEC 8.	Good	Good	↔
GRE 148	Lower Granton Road	C	Y		1.48	Core path CEC 6.	Good	Good	↔
GRE 149	Lower Granton Road	O	Y		0.29	Core path CEC 6.	Fair	Fair	↔
GRE 150	Salveson Crescent - Marine Drive	O	Y		0.33		Low	Fair	↑
GRE 151	Disused Railway Network	C	Y		2.89	Core path CEC 8, Edinburgh's Telford College - North Campus.	Fair	Fair	↔
GRE 152	Disused Railway Network	C	Y		0.57	Core path CEC 8.	Good	Good	↔
GRE 153	Disused Railway Network	C	Y		0.64	Core path CEC 8.	Good	Good	↔
<b>Inverleith NP</b>									
GRE 154	Water of Leith	O	N		0.14		Good	Good	↔
GRE 155	Disused Railway Network	C	Y		0.38	Core path CEC 8.	Good	Good	↔
GRE 156	Disused Railway Network	C	Y		2.35	Core path CEC 8.	Good	Good	↔
GRE 157	Water of Leith	O	N		0.12	Core path CEC 18.	Good	Fair	↓
GRE 158	Water of Leith	O	N		0.12		Good	Good	↔
GRE 159	Disused Railway Network	C	Y		2.75	Core path CEC 9.	Fair	Fair	↔
GRE 160	Easter Drylaw	C	Y		2.44		Fair	Fair	↔
GRE 161	Disused Railway Network	C	Y		2.40	Core path CEC 8.	Fair	Good	↑
GRE 162	Disused Railway Network	C	Y		2.11	Core path CEC 8.	Fair	Fair	↔
GRE 163	Disused Railway Network	C	Y	Walkway	1.73	Core path CEC 8.	Fair	Fair	↔
GRE 164	Water of Leith	C	Y	Walkway	0.35	Core path CEC 18.	Fair	Fair	↔
GRE 165	Water of Leith	O	N		0.05	Core path CEC 18.	Fair	Good	↑
GRE 166	Water of Leith	O	N	Walkway	0.04	Core path CEC 18.	Fair	Fair	↔
GRE 167	Water of Leith	O	N		0.21	Core path CEC 18.	Fair	Fair	↔
GRE 168	Water of Leith	O	Y	Walkway	0.04	Core path CEC 18.	Fair	Fair	↔
GRE 169	Water of Leith	C	Y	Walkway	1.21	Core path CEC 18.	Fair	Good	↑
GRE 170	Water of Leith	O	N		0.10	Core path CEC 18.	Good	Good	↔
GRE 171	Water of Leith	C	Y	Walkway	0.10	Core path CEC 18.	Good	Good	↔
GRE 172	Water of Leith	O	N		0.06	Core path CEC 18.	Good	Good	↔
GRE 173	Water of Leith / Scottish National Gallery of Modern Art	O	Y		0.89		Fair	Fair	↔
GRE 174	Rocheid Path	C	Y	Natural Heritage Park	0.30		Fair	Very Good (Park Quality Assessment Grade 2015)	↑
GRE 175	Rocheid Path	C	Y	Natural Heritage Park	1.18		Fair	Very Good (Park Quality Assessment Grade 2015)	↑

Leith NP									
GRE 176	Water of Leith	C	Y	Walkway	0.43	Core path CEC 18.	Fair	Fair	↔
GRE 177	Water of Leith	O	N		0.03	Core path CEC 18.	Fair	Fair	↔
GRE 178	Water of Leith	C	Y	Walkway	0.62	Core path CEC 18.	Good	Good	↔
GRE 179	Disused Railway Network	C	Y	Walkway	1.93	Core path CEC 7, Thorntree St - Easter Rd.	Low	Good	↑
GRE 180	Water of Leith	C	Y	Community Park	0.60	Core path CEC 18.	Fair	Good	↑
GRE 181	Water of Leith	C	N		0.18	Core path CEC 18.	Fair	Fair	↔
GRE 182	Water of Leith	C	Y		0.23	Core path CEC 18.	Fair	Fair	↔
GRE 183	Water of Leith	O	N		0.20	Core path CEC 18.	Good	Good	↔
GRE 184	Water of Leith	O	Y		0.05	Core path CEC 18.	Good	Good	↔
GRE 185	Water of Leith	O	Y		0.41	Core path CEC 18.	Good	Good	↔
GRE 186	Disused Railway Network	C	Y	Walkway	3.25	Core path CEC 7, Thorntree St - Easter Rd.	Fair	Good	↑
GRE 187	Water of Leith	O	N		0.06	Core path CEC 18.	Good	Good	↔
GRE 188	Water of Leith	O	N		0.03	Core path CEC 18.	Good	Good	↔
GRE 189	Water of Leith	C	N		0.06	Core path CEC 18.	Fair	Fair	↔
GRE 190	Water of Leith	C	Y		0.74	Core path CEC 18.	Good	Fair	↓
GRE 191	Water of Leith	O	Y	Walkway	0.38	CEC 18. Bonnington Development Brief (August 2008) relates to this site.	Fair	Fair	↔
GRE 192	Water of Leith	O	Y		0.21	Core path CEC 18.	Good	Good	↔
GRE 193	Water of Leith	C	Y	Walkway	3.31	Core path CEC 18.	Good	Good	↔
GRE 194	Disused Railway Network	C	Y		2.71	Core path CEC 8.	Good	Good	↔
GRE 195	Kirkliston North, East Green Corridor	O	Y		1.63			Good	○
GRE 196	Kirkliston North, Green Corridor	O	Y		0.60			Fair	○
GRE 197	Housefield Drive, Kirkliston	O	Y		0.40			Fair	○
GRE 198	Catelbock Close, Kirkliston	O	Y		0.17			Good	○
GRE 201	Old Drovers Road, Colinton	O	Y		0.30			Good	○
GRE 202	Kirkliston North, West Green Corridor	O	Y		1.29			Good	○

# Other Semi-natural Greenspace

Total Area 2009 Audit: 162.56ha

Total Area 2015 Audit: 161.22ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	COMMENTS	AREA (ha)	QUALITY ASSESSMENT GRADE 2009	QUALITY ASSESSMENT GRADE 2015	TREND
<b>City Centre NP</b>								
NAT 1	Edinburgh Castle	O	N		2.01	Good	Good	↔
NAT 2	King's Stables Road	O	N		0.39	Fair	Good	↑
NAT 3	Castle Terrace Gardens	C	N		0.10	Fair	Low	↓
<b>Craigtinny/Duddingston NP</b>								
NAT 4	The Causeway	O	N		1.29	Low	Good	↑
NAT 6	Duddingston Loch and Bird Sanctuary	O	N		20.61	Good	Good	↔
NAT 7	Duddingston Loch and Bird Sanctuary	O	Y		1.69	Good	Good	↔
NAT 9	Southfield Farm Grove	C	N		0.60	Good	Good	↔
NAT 11	Meadowfield Drive	C	N		2.88	Good	Fair	↓
<b>Portobello/Craigmillar NP</b>								
NAT 12	Newcraighall Road	O	N		0.86	Good	Good	↔
NAT 13	Gilberstoun	O	N		0.19	Good	Good	↔
NAT 14	Gilberstoun	O	N		0.33	Good	Good	↔
NAT 15	Gilberstoun	O	Y		0.31	Good	Good	↔
NAT 16	Brunstane Road South	O	N		0.44	Good	Good	↔
NAT 17	Duddingston Park	O	N		0.48	Good	Good	↔
NAT 18	Niddrie Junction (West)	O	Y		1.41	Good	Low	↓
NAT 19	Niddrie Junction (West)	O	Y		1.94	Good	Good	↓
NAT 20	Castlebrae High School	C	N		0.72	Good	Good	↔
NAT 24	Neweraighall Road	∅	∕	Area subject to redevelopment	4.5	Good	REMOVED	×
NAT 22	Adjacent B&Q	O	N		1.86	Good	Good	↔
NAT 23	Adjacent Fire Station	C	N		1.05	Good	Good	↔
<b>Liberton/Gilmerton NP</b>								
NAT 30	Mortonhall gate	O	N		1.14	Good	Good	↔
NAT 31	Frogston Road East	O	N	PQA does not cover entire audit area.	3.36	Good	Good	↔
NAT 32	Mortonhall Golf Course	O	N		0.72	Good	Good	↔
NAT 35	Malbet Wynd	O	N		1.00	Good	Fair	↓
NAT 36	Ellens Glen	O	N		1.19	Good	Good	↔
NAT 37	Hvyot Bank Avenue	C	N		0.41	Fair	Fair	↔
NAT 38	The Murrays	O	Y		5.10	Good	Good	↔
<b>South Central NP</b>								
NAT 39	Wells o'Wearie	O	N		2.04	Good	Good	↔
NAT 41	Blackford Bank	O	N		0.36	Low	Fair	↑
NAT 45	Braid Hills Approach	C	N	P&G PQA split over several audit areas.	0.40	Good	Good	↔
NAT 46	Royal Edinburgh Hospital	∅	N	Area subject to redevelopment	5.2	Fair	REMOVED	×
NAT 47	Mayfield Road	∅	N	Area subject to redevelopment	0.45	Low	REMOVED	×
NAT 48	Greenbank Drive	O	N		0.97	Good	Good	↔
<b>South West NP</b>								
NAT 49	Calder Road	O	N		4.92	Fair	Low	↓
NAT 50	Quarrybank End	O	Y		0.90	Fair	Fair	↔
NAT 51	Wester Craiglockhart Hill	C	Y	Area includes Community Woodland.	12.35	Fair	Fair	↔
NAT 53	Balgreen Nursery	C	Y		1.26	Low	Low	↔
NAT 54	Greenbank	O	Y		6.90	Good	Good	↔
NAT 56	New Market Road	O	N	Setting of listed building.	0.72	Low	Low	↔
NAT 58	Craiglockhart Hill	O	Y		2.66	Good	Good	↔
NAT 59	Craiglockhart Hill	O	Y		3.93	Good	Good	↔
NAT 60	Greenbank Drive	O	N		0.38	Good	Good	↔
NAT 61	Meggetgate	O	Y		1.46	Fair	Low	↓
NAT 62	Murray Burn	C	Y		0.22	Low	Fair	↑
NAT 63	Gibson Terrace / Dundee Street	∅	∕	Area subject to redevelopment	0.43	Low	REMOVED	×
<b>Pentlands NP</b>								
NAT 64	Mortonhall Golf Course	O	Y		5.56	Fair	Fair	↔
NAT 65	Baberton Mains Lea	O	N		0.15	Fair	Fair	↔
NAT 66	Campbell Park	O	Y		0.63	Fair	Fair	↑
NAT 67	Redhall Nursery	C	Y		2.04	Fair	Fair	↔
NAT 68	Camus Avenue	C	Y		1.23	Good	Good	↔

NAT 69	Cockit Hat Plantation	C	Y		0.79	Good	Good	↔
NAT 70	Hunter's Tryst Plantation	O	Y		2.81	Good	Fair	↓
NAT 71	Biggar Road	O	Y		0.91	Good	Good	↔
NAT 72	Galachlaw	O	Y		7.67	Good	Good	↔
NAT 73	Buckstone Circle	C	Y		1.31	Good	Good	↔
NAT 74	Mortonhall Golf Course	O	N		1.64	Good	Good	↔
NAT 75	Woodhall Millbrae	C	Y		0.64	Good	Good	↔
NAT 76	Harlaw Road	C	Y		3.25	Good	Good	↔
NAT 77	Harmeny Wood	O	Y		0.61	Good	Good	↔
NAT 78	Curriehill Strip	C	Y		0.87	Good	Good	↔
NAT 79	Curriehill Road	C	N		0.62	Fair	Fair	↔
NAT 80	Ratho Park Playing Field	O	Y		0.29	Low	Low	↔
NAT 81	Woodend Cottage	O	N		1.21	Fair	Fair	↔
NAT 82	Currie High School	O	N		0.49	Fair	Fair	↔
NAT 83	Mounthooly Loan	O	N		0.41	Fair	Fair	↔
NAT 84	Mortonhall Golf Course	O	Y		1.27	Good	Good	↔
NAT 85	Mortonhall Golf Course	O	Y		1.06	Good	Good	↔
NAT 86	Woodland Road	O	Y		0.87	Good	Good	↔
NAT 87	Winton Loan	O	Y		0.65	Good	Good	↔
<b>Western Edinburgh NP</b>								
NAT 88	Traquair Park-East	Ø	¥	Area subject to redevelopment	1.86	Fair	REMOVED	×
NAT 90	Clermiston Road North	C	N		0.82	Good	Good	↔
NAT 91	Bamton Quarry	O	N		1.98	Low	Low	↔
NAT 92	Gogarloch	O	N		1.56	Fair	Fair	↔
<b>Almond NP</b>								
NAT 93	Barrton Park Avenue	O	Y		1.33	Good	Good	↔
NAT 94	Bo'ness Road	O	Y		0.59	Fair	Fair	↔
NAT 95	Cramond Tower	C	Y		1.99	Good	Good	↔
NAT 96	Braehead Drive	O	N		0.87	Good	Good	↔
NAT 97	Cotlaws	O	N		0.29	Fair	Good	↑
NAT 99	Pumping Station	C	N		0.56	Good	Good	↔
NAT 100	Disused Railway Network (Port Edgar)	C	N		2.47	Fair	Good	↑
<b>Forth NP</b>								
NAT 101	West Granton Access	C	N		0.16	Low	Low	↔
NAT 102	West Granton Access	O	N		0.04	Low	Low	↔
NAT 103	West Granton Road	O	N		0.93	Good	Good	↔
<b>Inverleith NP</b>								
NAT 104	Craigcrook Quarry	O	N		1.32	Low	Low	↔
NAT 105	Hillhouse Road	O	N		0.51	Fair	Fair	↔
NAT 106	Ravelston Quarry	O	N		0.92	Low	Low	↔
NAT 107	Corstorphine Hill/Craigcrook Castle	O	N		7.75	Good	Good	↔
NAT 109	Eyre Place	O	N		0.12	Fair	Fair	↔
<b>Leith NP</b>								
NAT 110	Disused Railway - fragment	O	N	South of Jane St. Majority of the site is inaccessible.	0.36	Low	Low	↔
NAT 111	Leith, dry dock off Sandport Street	C	Y		0.17	Good	Good	↔
NAT 112	Lindsay Road	O	N		0.23	Fair	Fair	↔
NAT 113	Lindsay Road	C	N		0.19	Fair	Good	↑
NAT 114	Ravelrig Walled Garden	O	Y		0.45		Fair	○
NAT 115	Huly Hill	O	Y	Classified as a park and garden in 2009. Re-classified as semi natural greenspace in 2015 to reflect PAN 65 definition. Formally PG 82	2.64		Good	
NAT 116	Curriemuir End Park	C	Y	Classified as a park and garden in 2009. Re-classified as semi natural greenspace in 2015 to reflect PAN 65 definition. Formally PG 64	4.41		Fair	



# Semi-natural Park

Total Area 2009 Audit: 537.02ha

Total Area 2015 Audit: 537.02ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	COMMENTS	AREA (ha)	PARKS QUALITY ASSESSMENT SCORE 2009	PARKS QUALITY ASSESSMENT SCORE 2015	Trend
<b>Craigtinny/Duddingston NP</b>								
NAT 5	Holyrood Park	O	Y		1.46		no quality score, though included in the large and local space mapping	
NAT 8	Holyrood Park	O	Y		215.10		no quality score, though included in the large and local space mapping	
NAT 10	Meadows Yard	C	Y	Community Park.	1.05	Good	Very Good	↑
<b>Portobello/Craigmillar NP</b>								
NAT 24	Craigmillar Castle Jubille Park	C	Y	Natural Heritage Park.	62.69	Very Good	Very Good	↔
NAT 25	Craigmillar Castle Jubille Park	C	Y	Hawkhill Woods.	4.57	Very Good	Very Good	↔
<b>Liberton/Gilmerton NP</b>								
NAT 26	Burdiehouse Burn Park	C	Y	PQA area covers several audit areas, CEC 1, Burdiehouse Burn Valley Park. Classified as Community Park in Park and Gardens Strategy.	2.74	Good	Very Good	↑
NAT 27	Burdiehouse Burn Park	C	Y	Core path CEC 1, Burdiehouse Burn Valley Park.	1.94	Good	Very Good	↑
NAT 28	Blackford Hill / Hermitage of Braid	O	Y	P&G PQA split over 3 audit areas. Natural Heritage Park.	0.60	Good	Excellent	↑
NAT 29	Burdiehouse Burn Park	C	Y	PQA area covers several audit areas, CEC 1, Burdiehouse Burn Valley Park. Community Park.	3.40	Good	Very Good	↑
NAT 33	Burdiehouse Burn Park	C	Y	PQA area covers several audit areas, CEC 1, Burdiehouse Burn Valley Park. Community Park.	12.31	Good	Very Good	↑
NAT 34	Moredun Woods	C	Y	Natural Heritage Park.	3.97		Very Good	
<b>South Central NP</b>								
NAT 40	Holyrood Park Recreation Area	O	Y		0.65		no quality score, though included in the large and local space mapping	
NAT 42	Blackford Hill / Hermitage of Braid	O	Y	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Natural Heritage Park.	4.09	Good	Excellent	↑
NAT 43	Blackford Hill / Hermitage of Braid	O	Y	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Natural Heritage Park.	4.18	Good	Excellent	↑
NAT 44	Blackford Hill / Hermitage of Braid	C	Y	PQA score applies to part of site. PQA assessment boundary varies from open space classification boundary. Natural Heritage Park.	57.60	Good	Excellent	↑
<b>South West NP</b>								
NAT 55	Easter Craiglockhart LNR	C	Y	Natural Heritage Park.	10.22	Very Good	Excellent	↑
NAT 57	Water of Leith	C	Y	Colinton Dell PQA score. Core path CEC 18. Natural Heritage Park.	24.14	Good	Very Good	↑
<b>Western Edinburgh NP</b>								

NAT 89	Corstorphine Hill	C	Y	Natural Heritage Park.	78.75	Very Good	Very Good	↔
<b>Almond NP</b>								
NAT 98	Cammo Estate	C	Y	Natural Heritage Park.	38.71	Very Good	Very Good	↔
<b>Inverleith NP</b>								
NAT 108	Ravelston Park & Woods	C	Y	PQA score applies to semi-natural park and public parks and gardens classification. Community Park.	8.86	Very Good	Excellent	↑

# Playing Field

Total Area 2009 Audit: 171.83 ha

Total Area 2015 Audit: 163.56 ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	AREA (ha)	COMMENTS	PARK QUALITY ASSESSMENT SCORE 2009	PARK QUALITY ASSESSMENT SCORE 2015	TREND
<b>Craigtinny/Duddingston NP</b>								
PF 1	Seafield Playing Fields	C	Y	5.54	Six grass pitches.	Good	Good	↔
PF 2	Northfield & Willowbrae Community Centre	C	Y	1.08	Two grass pitches.			↔
<b>Portobello/Craigmillar NP</b>								
PF 3	Portobello Recreation Park	G	Y	6.40	Site for the new Portobello High School. Works underway on site and when complete will include two new all weather pitches when complete and perimeter amenity green space outwith school grounds.	Fair	REMOVED	×
PF 4	Joppa Quarry	C	Y	2.42	The playing fields has a dual role as a park and is classified as a Community Park by the Parks and Gardens Strategy. The Park Quality Assessment grade (2009) was 'Good'.	Good	Very Good	↑
PF 5	The Pitz Portobello	C	N	1.04	8 (5-aside) pitches.			↔
PF 6	Castleview Community Centre	O	N	0.89	Grass pitch and new 3G pitch.			↔
<b>Liberton/Gilmerton NP</b>								
PF 7	Bridge End Playing Fields	O	N	3.36				↔
PF 8	Liberton Playing Fields, Double Hedges (Kirkbrae)	C	N	5.35	Five grass pitches.			↔
PF 9	Gracemount Sports Centre	C	N	0.73	Undergone £1 million refurbishment. Outdoor synthetic pitches.			↔
PF 10	Fernieside Park	C	Y	1.76	The playing field has a dual role as a park and is classified as a Community Park by the Parks and Gardens Strategy. Grass pitch.	Good	Very Good	↑
PF 11	Goodtrees Playing Field	C	N	0.68				↔
<b>South Central NP</b>								
PF 12	George Watsons Playing Fields, Myreside	O	N	5.98	Multi-purpose playing fields containing several rugby pitches, two cricket squares and hockey pitch.			↔
PF 13	Morgan Playing Fields	C	N	2.79	The playing field has a dual role as a park and is classified as a Community Park by the Parks and Gardens Strategy. Grass pitch.	Good	Excellent	↑
PF 14	Edinburgh University Sports Ground	O	N	15.59	Two cricket pitches. Four 3G pitches.			↔
PF 15	Carlton Cricket Pitch	O	N	1.65	New artificial pitch in addition to grass pitch.			↔
PF 16	St Margaret's School	O	N	1.55	School closed. Planning application ref: 14/03632/FUL. Appeal Decision to grant consent for residential development. Financial contribution of £130,000 required to upgrade Kirkbrae/Double Hedges. Works yet to commence on site.			
PF 17	Watsonians Rugby Ground, Myreside	O	N	1.29				↔

South West NP								
PF 18	Paties Road Recreation Ground	C	Y	5.18	P&G classifies as a City Park. Audit as a playing field. Four grass pitches.	Fair	Good	↑
PF 19	Meadowspot Park	C	Y	1.40	Three grass pitches	Fair	Good	↑
PF 20	Meggetland Playing Fields	C	N	7.52	One large football pitch (can be used as two five a-side pitches). Four soccer 7's, three rugby, seven football and two cricket pitches- built in 2010.			↔
PF 21	George Watsons Playing Fields	O	N	3.50	Includes cricket square and rugby pitches.			↔
PF 22	Napier University Craiglockhart Campus	O	N	0.35				↔
PF 23	Sighthill Powerleague	C	N	0.81	5 grass pitches and 3 rugby pitches.			↔
Pentlands NP								
PF 24	Malleny Park	C	N	5.51	PQA score applies to part of site which is classified as a Community Park by the Parks and Gardens Strategy. The 2009 PQA grade was 'Good'. PQA assessment boundary varies from open space classification boundary. 3G and grass pitch.	Good	Good	↔
PF 25	Buckstone Playing Field	C	Y	0.91	Informal pitch.			↔
Western Edinburgh NP								
PF 26	Murrayfield Playing Fields	O	N	6.07	One artificial surface pitch.			↔
PF 27	Corstorphine Park (Union Park)	C	Y	4.09	Two grass pitches.	Good	Good	↔
PF 28	Gyle Park Playing Field	C	N	1.07	Ten grass pitches.			↔
Almond NP								
PF 29	Glasgow Road Park	C	Y	1.49	The playing field has a dual role as a park and is classified as a Community Park in the Parks and Gardens Strategy. Informal pitch.	Fair	Good	↑
PF 30	Kirkliston Sports Centre	C	N	0.94	Grass pitch.			↔
PF 31	Kirkliston Sports Centre (Kirklands Park Street)	C	N	0.89	Grass pitch.			↔
PF 32	Burgess Park	C	N	0.89	Grass pitch.			↔
PF 33	Agilent, Scotstoun Avenue	Ø	N	0.74	Redeveloped for housing		REMOVED	×
Forth NP								
PF 34	Bangholm Playing Fields	C	N	3.16	2G pitch and two grass pitches.			↔
PF 35	Civil Service Sports Council	C	N	8.85	One all-weather pitch.			↔
PF 36	Pilton West Playing Fields	C	N	0.25	The playing field has a dual role as a park and is classified as a Community Park in the Parks and Gardens Strategy. All-weather surface.	Good	Good	↔
PF 37	Spartans Edinburgh Football Academy	O	N	2.20	Two 3G pitches.			↔
PF 38	Wardie Playing Fields	C	N	5.58	10 grass pitches, 2 rugby pitches.			↔
PF 39	Craigroyston High School Playing Fields	C	N	2.98	3G pitch for school use only.			↔
Inverleith NP								
PF 40	Arboretum Road Playing Field	C	N	2.09	Multi-purpose playing fields containing cricket square, rugby pitch and two football pitches.			↔

PF 41	Warriston Playing Field	C	N	3.47	6 grass pitches. Bowling Green. Additon of tennis court and mini-tennis court (reduction in 0.37 ha).			
PF 42	George Heriots Playing Fields (Goldenacre)	O	N	9.94	One large all-weather pitch and two cricket squares in addition to rugby and football.			↔
PF 43	Stewarts-Melville College Grounds & Arboretum Playing Field	O	N	8.39	In addition to rugby has one grass cricket pitch and one synthetic hockey pitch.			↔
PF 44	Fettes College	O	N	5.95	In addition to rugby, has two cricket squares and one synthetic hockey pitch.			↔
PF 45	Edinburgh Academy Newfield Playing Fields	O	N	8.33	Two all-weather hockey pitches. Cricket: junior grass cricket square; synthetic cricket square and grass cricket square. Also football and rugby pitches.			↔
PF 46	Edinburgh Academicals Sports Ground	O	N	3.45	Grass pitches, cricket pitches and rugby pitches. Note planning consent granted for erection of stands, clubhouse and facilities, associated commercial, business and retail uses including museum, licensed premises and function space, retail units, alterations to external landscape, car and coach parking, sports pitch realignment, sport floodlighting and alterations to vehicular access points and boundary walls (application ref: 12/03567/FUL)			
PF 47	Grange Cricket and Sports Ground	O	N	2.62				↔
PF 48	Edinburgh Academy Prep. School	O	N	3.00				↔
<b>Leith NP</b>								
PF 49	Lethem Park	O	N	2.07				↔

# Bowling Green

Total Area 2009 Audit: 22.46 ha

Total Area 2015 Audit: 20.59 ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	COMMENTS	AREA (ha)	TREND
<b>City Centre NP</b>						
BG 1	Regent Road	C	N		0.24	↔
BG 2	Whiteford Bowling Green	O	N		0.05	↔
<b>Craigentiny/Duddingston NP</b>						
BG 3	Willowbrae Bowling Green	O	N		0.47	↔
BG 4	Loaning Crescent Bowling Green	C	N		0.27	↔
BG 5	Postal Bowling Green	O	N		0.19	↔
BG 6	Craigentiny Bowling Green	O	N		0.25	↔
BG 7	London Road Foundary Bowling Green	O	N		0.35	↔
<b>Portobello/Craigmillar NP</b>						
BG 8	Jewel - Portobello Bowling Green	O	N		0.56	↔
BG 9	Niddrie Bowling Green	O	N		0.52	↔
BG 10	Brunstane Bowling Green	O	N		0.21	↔
BG 11	Jessfield Bowling Green	C	N		0.39	↔
BG 12	Portobello Bowling Green	O	N		0.14	↔
BG 13	The Thistle Foundation	O	N		0.12	↔
<b>Liberton/Gilmerton NP</b>						
BG 14	Gilmerton Bowling Green	O	N		0.16	↔
BG 15	Gilmerton Welfare Bowling Green	O	N		0.22	↔
BG 16	Polton Bowling Green	O	N		0.14	↔
<b>South Central NP</b>						
BG 17	Lutton Place Bowling Club	O	N		0.15	↔
BG 18	Braid Bowling Green	O	N		0.23	↔
BG 19	Mayfield Bowling Green	O	N		0.19	↔
BG 20	Craigmillar Park Bowling Green	O	N		0.24	↔
BG 21	Merchiston Bowling Green	O	N		0.22	↔
BG 22	Hailes Street Bowling Green	O	N		0.23	↔
BG 23	Canaan Lane Bowling Green	C	N		0.31	↔
BG 24	Whitehouse & Grange Bowling Green	O	N		0.26	↔
BG 25	Parkside Bowling Green	O	N		0.22	↔
BG 26	Tipperlinn Bowling Green	Ø	N	Part of Royal Edinburgh redevelopment	0.27	✗
BG 27	Meadows Croquet Club	C	N		0.30	↔
BG 28	Prestonfield Bowling Green	C	N		0.29	↔
<b>South West NP</b>						
BG 29	Sighthill Bowling Green	O	N		0.38	↔
BG 30	Balgreen Bowling Green	C	N		1.07	↔
BG 31	Gorgie Mills Bowling Green	O	N		0.24	↔
BG 32	Bainfield Bowling Green	O	N		0.50	↔
BG 33	Stenhouse Community Bowling Green	C	N		0.33	↔
BG 34	Longstone Bowling Green	Ø	N	Extension to Lothian Buses Depot	0.27	✗
BG 35	Slateford Road Bowling Green	O	N		0.26	↔
BG 36	North British Distillery Bowling Green	O	N		0.22	↔
BG 37	Caledonian Bowling Green	Ø	N	Change of use to builder's yard	0.21	✗
BG 38	Armillan Bowling Green	O	N		0.13	↔
<b>Pentlands NP</b>						
BG 39	Colinton Bowling Green	O	N		0.63	↔
BG 40	Juniper Green Bowling Green	O	N		0.21	↔
BG 41	Currie Bowling Green	C	N		0.54	↔
BG 42	Slateford Bowling Green	O	N		0.39	↔
BG 43	Ratho Bowling Green	O	N		0.13	↔
BG 44	Balerno Bowling Green	O	N		0.39	↔
BG 45	Colinton Mains Bowling Green	C	N		0.28	↔

Western Edinburgh NP						
BG 46	Corstorphine Bowling Green	O	N		0.18	→←
BG 47	Carrick Knowe Bowling Green	O	N		0.36	→←
BG 48	Beechwood Bowling Green	O	N		0.17	→←
BG 49	St Margaret's Park Bowling Green	C	N		0.14	→←
Almond NP						
BG 50	Maitland-Davidson's Bowling Green	O	N		0.15	→←
BG 51	South Queensferry Bowling Club	O	N		0.20	→←
BG 52	Kirkliston Bowling Green	O	N		0.24	→←
BG 53	Newbridge Bowling Green	O	N		0.61	→←
Forth NP						
BG 54	Victoria Park Bowling Green	C	N		0.75	→←
BG 55	Dudley Bowling Green	O	N		0.17	→←
BG 56	Summerside Bowling Green	O	N		0.19	→←
BG 57	Trinity Bowling Club	O	N		0.15	→←
BG 58	Wardie Bowling Green	O	N		0.25	→←
BG 59	Queensferry Bowling Green	O	N		0.23	→←
BG 60	Civil Service Sports Association	O	N		0.18	→←
Inverleith NP						
BG 61	Blackhall Bowling Green	O	N		0.26	→←
BG 62	Goldenacre Bowling Green	O	N		0.36	→←
BG 63	Coltbridge Bowling Green	O	N		0.21	→←
BG 64	Dean Bowling Green	O	N		0.26	→←
BG 65	Tanfield Bowling Green	C	N		0.47	→←
BG 66	Ferranti Bowling Green	⊖	N	Now a children's nursery	0.38	×
Leith NP						
BG 67	Leith Links Bowling Green	C	N	Reduced from four greens to three. One green converted to tennis courts.	1.05	↓
BG 68	Seafield-Leith Bowling Green	O	N		0.23	→←
BG 69	Leith Bowling Club	O	N		0.17	→←
BG 70	Montgomery Street Bowling Green	O	N		0.29	→←
BG 71	Broughton Road Bowling Green	C	N	Reduced from three greens to one. Two greens now form play ground for Primary School.	0.36	↓
BG 72	Pilrig Bowling Green	O	N		0.34	→←

# Tennis Court

Total Area 2009 Audit: 12.54 ha

Total Area 2009 Audit: 13.02 ha

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	COMMENTS	AREA (ha)	
<b>City Centre NP</b>						
TC 1	Drummond Tennis Club	C	N		0.23	➔➔
<b>Craigminty/Duddingston NP</b>						
TC 2	Abercorn Sports Club	O	N		0.48	➔➔
<b>Portobello/Craigmillar NP</b>						
TC 3	Joppa Tennis Courts	C	N		0.20	➔➔
<b>Liberton/Gilmerton NP</b>						
TC 4	Craigmillar Park Tennis Club	O	N		0.48	➔➔
<b>South Central NP</b>						
TC 5	Waverley Lawn Tennis Squash and Sports Club	O	N		0.44	➔➔
TC 6	Priestfield	C	N		0.31	➔➔
TC 7	Merchiston Tennis and Bowling Club	O	N		0.27	➔➔
TC 8	Canaan Lane Tennis Courts	C	N		0.15	➔➔
TC 9	East Suffolk Park Tennis Courts	O	N		0.10	➔➔
TC 10	Mortonhall Tennis Courts	O	N		0.51	➔➔
TC 11	Braid Tennis Club	O	N		0.19	➔➔
TC 12	Meadows Tennis Centre	C	N	16 courts, good condition.	0.93	➔➔
TC 13	Edinburgh University Tennis Courts	O	N		0.19	➔➔
<b>South West NP</b>						
TC 14	Craiglockhart Tennis Centre	C	N		2.25	➔➔
TC 15	Paties Road Recreation Ground	C	N	P&G classifies as a City Park. Audit as a playing field. Pavilion refurbished 2006/07.	0.22	➔➔
<b>Pentlands NP</b>						
TC 16	Juniper Green Tennis Club	C	N		0.17	➔➔
TC 17	Colinton Lawn Tennis Club	O	N		0.39	➔➔
TC 18	Balerno Tennis Courts	C	N	2 courts, good condition.	0.11	➔➔
<b>Western Edinburgh NP</b>						
TC 19	Murrayfield Tennis Club	O	N		0.36	➔➔
TC 20	Corstorphine Lawn Tennis Club	O	N		0.23	➔➔
TC 21	St Margaret's Park Tennis Courts	C	N	4 courts, good condition.	0.19	➔➔
<b>Almond NP</b>						
TC 22	Barnton Park Lawn Tennis Club	O	N		0.52	➔➔
TC 23	Kirkliston Sports Centre	C	N		0.12	➔➔
TC 24	Dundas Park	C	N		0.13	➔➔
<b>Forth NP</b>						
TC 25	St Serf's Tennis Courts	O	N		0.18	➔➔
TC 26	Lomond Park Lawn Tennis Club	O	N		0.25	➔➔
TC 36	Victoria Park Tennis Courts	C	N	2 new all weather courts	0.11	○
<b>Inverleith NP</b>						
TC 27	Inverleith Park	C	N		0.19	➔➔
TC 28	Grange Cricket and Sports Ground	O	N		0.16	➔➔
TC 29	Edinburgh Sports Club	O	N		0.58	➔➔
TC 30	Dean Lawn Tennis & Squash Club	O	N		0.34	➔➔
TC 31	Blackhall Lawn Tennis Club	O	N		0.17	➔➔
TC 32	Grange Cricket and Sports Ground	O	N		0.40	➔➔
TC 37	Warriston Playing Field Tennis Courts	O	N	Tennis Court and mini tennis court.	0.37	○
<b>Leith NP</b>						
TC 33	David Lloyd Newhaven Edinburgh	O	N		0.41	➔➔
TC 34	David Lloyd Newhaven Edinburgh	O	N		0.41	➔➔
TC 35	Leith Links Tennis Courts (disused)	C	N	Disused tennis courts now part of the Leith Community Crops in Pots growing space	0.27	✘



TC 38	Leith Links Tennis Courts (new)	C	N	Re-located into the bowling green complex	0.27	○
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<b>Golf Course</b>						
Total Area 2009 Audit: 903.24 ha						
Total Area 2015 Audit: 903.24 ha						
REFERENC E	NAME	OWNERSHI P (Council / Other)	ACCESSIBL E (Yes/No)	COMMENTS	AREA (ha)	TREND
<b>Craigeninny/Duddingston NP</b>						
GC 1	Craigeninny Golf Course	C	N		33.56	↔
GC 2	Duddingston Golf Course	O	N		57.12	↔
<b>Portobello/Craigmillar NP</b>						
GC 3	Portobello Golf Course	C	N	Contains accessible community woodland along the western perimeter.	14.11	↔
<b>Liberton/Gilmerton NP</b>						
GC 4	Braid Hills Golf Range	O	N		4.26	↔
GC 5	Liberton Golf Course	O	N		31.82	↔
<b>South Central NP</b>						
GC 6	Braid Hills/Princes Golf Course	C	Y		93.39	↔
GC 7	Hermitage Golf Course	O	N		21.04	↔
GC 8	Craigmillar Park Golf Course	O	N		33.15	↔
GC 9	Prestonfield Golf Course	O	N		47.84	↔
GC 10	Merchants of Edinburgh Golf Course	C	N		25.53	↔
<b>Pentlands NP</b>						
GC 11	Kingsknowe Golf Course	O	N		41.04	↔
GC 12	Baberton Golf Course	O	N		50.77	↔
GC 13	Mortonhall Golf Course	O	N		59.31	↔
GC 14	Lothianburn Golf Course	O	N	Not in active use. Closed in 2013.	43.83	
GC 15	Swanston Golf Course	O	N		63.99	↔
GC 16	Torphin Golf Course	O	N	Not in active use. Closed in 2014. Application ref: 15/01378/FUL granted to change clubhouse to residential accomodation with care (applies to 1.5 ha to east of site)	36.35	
<b>Western Edinburgh NP</b>						
GC 17	Carrick Knowe Golf Course	C	N		37.44	↔
<b>Almond NP</b>						
GC 18	Silverknowes Golf Course	C	N		44.88	↔
GC 19	Royal Burgess Golf Course	O	N		42.94	↔
GC 20	Bruntsfield Golf Course	O	N		60.53	↔
<b>Inverleith NP</b>						
GC 21	Ravelston Golf Course	O	N		33.28	↔
GC 22	Murrayfield Golf Course	O	N		27.07	↔

# Allotments

REFERENCE	NAME	OWNERSHIP (Council / Other)	ACCESSIBLE (Yes/No)	AREA (ha)	COMMENTS	2009	2015	TREND
<b>City Centre NP</b>								
ALL 1	East Scotland Street Lane (North) Allotments	C	N	0.13		7 plots	7 plots	↔↔
ALL 2	East Scotland Street Lane (South) Allotments	O	N	0.02		1 plot	1 plot	↔↔
ALL 35	India Place	C	N	0.12			27 plots	○
ALL 36	Inchkeith Court	C	N	0.04			10 plots	○
<b>Craigentiny/Duddingston NP</b>								
ALL 3	Craigentiny Allotments	C	N	0.70		47 plots	47 plots	↔↔
ALL 4	Findlay Avenue / Sleigh Drive	C	N	0.16		8 plots	7 plots	↓
ALL 5	Telferton Allotments	O	N	0.99		46 plots	46 plots	↔↔
ALL 6	Telferton Allotments	O	N	0.26		16 plots	16 plots	↔↔
ALL 37	Baronscourt	O	N	0.23	Located within PG 15 Baronscourt Park		20 plots	○
ALL 38	Northfield Drive	C	N	0.22	Created from part of AM 7		16 plots	○
<b>Portobello/Craigmillar NP</b>								
ALL 7	Portobello East Allotments	O	N	0.54		24 plots	25 plots	↑
ALL 39	Greendykes	O	N	0.10	Community Garden			○
<b>Liberton/Gilmerton NP</b>								
ALL 8	Bridgend Farm Allotments	C	N	1.30		54 plots	54 plots	↔↔
<b>South Central NP</b>								
ALL 9	Lady Road Allotments	C	N	0.69		26 plots	37 plots	↑
ALL 10	Relugas Place Allotments	O	N	0.07		6 plots	4 plots	↓
ALL 11	West Mains Allotments	C	N	1.81		86 plots	89 plots	↑
ALL 12	Midmar Allotments	O	N	2.74		107 plots	163 plots	↑
ALL 13	Morningside Station Allotments	O	N	0.04		1 plot	1 plot	↔↔
ALL 40	Prestonfield	C	N	0.10			13 plots	○
ALL 14	Saughton Allotments	C	N	3.44		170 plots	174 plots	↑
ALL 15	Stenhouse Allotments	C	N	0.64		35 plots	36 plots	↔↔
ALL 16	Chesser Crescent Allotments	C	N	0.24		12 plots	13 plots	↑
ALL 17	Hutchison Loan Allotments	C	N	0.09		5 plots	7 plots	↑
ALL 18	Slateford Green Allotments	O	N	0.11		12 plots	12 plots	↔↔
ALL 41	Dumbryden	C	N	0.77			33 plots	○
<b>Pentlands NP</b>								
ALL 19	Wester Hailes Allotments	C	N	2.36		80 plots	80 plots	↔↔
ALL 20	Redhall Allotments	C	N	1.27		43 plots	48 plots	↑
<b>Western Edinburgh NP</b>								
ALL 21	Carrick Knowe Allotments	C	N	0.78		36 plots	43 plots	↑
ALL 22	Succoth Gardens Allotments	O	N	0.29		5 plots	3 plots	↓
ALL 23	Roseburn Cliff Allotments	O	N	0.08		5 plots	4 plots	↓
ALL 42	Drumbrae	C	N	0.09			20 plots	○
<b>Almond NP</b>								
ALL 43	Kirkliston	O	N	0.03			7 plots	○
<b>Forth NP</b>								
ALL 44	Victoria Park Allotments	C	N	0.48			16 plots	○
<b>Inverleith NP</b>								
ALL 24	Ferry Road Allotments	C	N	1.33		50 plots	77 plots	↑
ALL 25	Warriston Allotments	C	N	2.33		75 plots	120 plots	↑
ALL 26	Dean Allotments	C	N	0.31		13 plots	12 plots	↓
ALL 27	Warriston Crescent Allotments	C	N	0.09		1 plot	1 plot	↔↔
ALL 28	Inverleith Allotments	C	N	2.44		128 plots	173 plots	↑
<b>Leith NP</b>								
ALL 29	Claremount Park Allotments	C	N	0.98		40 plots	62 plots	↑
ALL 30 A	Restalrig Allotments	C	N	0.59	Previously mapped as part of Prospect Bank - split into two areas		28 plots	●
ALL 30 B	Prospect Bank Place	C	N	0.17		9 plots	11 plots	↑
ALL 31	Pilrig Park Allotments	C	N	0.45		24 plots	38 plots	↑
ALL 32	Cambridge Avenue Allotments	C	N	0.18		6 plots	10 plots	↑
ALL 33	Leith Links Allotments	C	N	0.52		28 plots	39 plots	↑
ALL 34	Warriston Allotments	C	N	0.71		28 plots over 3 sites	28 plots over 3 sites	↔↔
ALL 45	Albert Street	C	N	0.03			4 plots	○
ALL 46	Hawkhill and Nisbet	C	N	0.05			12 plots	○

# Summary

## Open Space by Type 2010-15

Ref		Total Area (hectares)		Notes
		2009	2015	
<b>PG</b>	<b>Public parks and gardens</b>	589.74	598.35	Changes include: re-classification of certain green spaces to Residential Amenity or Other Semi-Natural Greenspace where not managed as a Public Park and Garden and to better reflect the PAN 65 typology. This has also resulted in the addition to Parks and Gardens typology of Magdalene Glen, which was a green corridor in 2009 and is now managed as a Community Park. A small area of Baronscourt Park has been adapted to provide 20 allotments and 2 new tennis courts have opened at Victoria Park. Gains include Fountainbridge Green through the redevelopment of the former brewery land; opening up of former school playing fields to create Buttercup Farm Park; and new publicly accessible parkland at Kirkliston, Dreghorn, Fairmilehead and Ratho created as part of residential development.
<b>PY</b>	<b>Play space for children and teenagers</b>	18.43	18.74	Gain of just over 3000 sq. m despite removal of 5 play areas. Play is relatively small proportion of all open space. New play areas have not been deducted from the total area of the primary open space in which they are located.
<b>AM</b>	<b>Residential amenity greenspace</b>	170.01	171.97	Loss of approx 9 ha to redevelopment; 0.5 ha changed type to Allotments and Community Gardens. Losses offset by gains of approx 9 ha through creation of new residential amenity green space within housing developments and approx. 2 ha change of typology from Parks and Gardens to reflect management approach and PAN 65 Typology.
<b>GRE</b>	<b>Green corridors</b>	283.33	280.52	Change of approx. 7 ha to Parks and Gardens at Magdalene Glen. Gains of just over 4 ha, mainly associated with new development at Kirkliston.
<b>NAT</b>	<b>Other semi-natural greenspace</b>	162.56	161.22	Loss of approx. 8 ha to development. Overall change offset by addition of Ravelrig Walled Garden, Balerno and re-classification of Huly Hill and Curriemuirend Park to reflect PAN 65 typology and management.
<b>NAT</b>	<b>Semi-natural Park</b>	537.02	537.02	No change to extent of Semi-natural Parks.
<b>PF</b>	<b>Playing fields</b>	171.83	163.56	Loss of 6.1 ha at Portobello Park; area subject to construction of new Portobello High School and when complete will provide two all weather pitches, in addition to amenity green space on periphery of school grounds. Loss of 0.71 ha at South Queensferry through redevelopment of the former Agilent works for housing. Change of type to tennis courts at Warriston Playing Fields.
<b>BG</b>	<b>Bowling greens</b>	22.46	19.85	Loss of 1.87 ha through redevelopment and change to other types of open space.
<b>TC</b>	<b>Tennis courts</b>	12.54	13.02	Loss of original tennis courts at Leith Links - now a community growing space. Conversion of bowling green to new all weather tennis court. 2 New tennis courts at Victoria Park and tennis court and mini-tennis court at Warriston Playing Fields
<b>GC</b>	<b>Golf course</b>	903.24	903.24	80.18 ha no longer in active use due to closure of Torphin Hill and Lothianburn golf courses.
<b>ALL</b>	<b>Allotments</b>	28.86	31.11	New allotment sites added resulting in a gain of 2.81 ha. Further increase in capacity on Council owned sites provided by re-arranging sites, sub-division of plots, use of raised bed etc.

### Appendix 3 City-wide Open Space Actions

DRAFT PROPOSED CITY-WIDE OPEN SPACE ACTIONS				
GREEN NETWORK ACTIONS				
ACTION	DESCRIPTION	TIMEFRAME	COST. EST	WHO'S INVOLVED IN DELIVERY
Dalmeny to Echline, Queensferry	Provision of strategic green corridor linking various parts of Queensferry from South Scotstoun to Builyeon Road, including crossing of existing A90.	2016-2026	To be established by LDP Action Programme	Respective developers for each site, Planning and Transport
Edinburgh Gateway Station to Maybury and Cammo	Provision of strategic green corridor linking north-south to the west of the city, providing off-road connections between Cammo and Edinburgh Gateway Station. This will connect Core Path 12 - A8 Link and Core Path 11 - River Almond.	2016-2026	To be established by LDP Action Programme	Respective developers for each site, Planning and Transport
Newmills Road, Balerno	As part of the large greenspace required by site development principles establish the first section of an off-road link between the Water of Leith Walkway and Kirknewton (also a Large Greenspace Action)	2016-2026	To be established by LDP Action Programme	Developer, Planning and Transport
Mortonhall, Burdiehouse and Gilmerton to Straiton in Midlothian	As part of site development principles for developments in the south east of the city, establish green network connections between Burdiehouse Burn Valley Park, Mortonhall, Morton Mains, Gilmerton and Straiton, including links to the disused Edinburgh-Loanhead railway line.	2016-2026	To be established by LDP Action Programme	Respective developers for each site, Planning and Transport
Brunstane to Musselburgh	As part of site development principles for developments in the south east of the city, including: Brunstane, Newcraighall North and Newcraighall East, establish new green network connections. This includes links 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.	2016-2026	To be established by LDP Action Programme	Respective developers for each site, Planning and Transport
International Business Gateway	The West Edinburgh Landscape Framework (2011) identifies strategic landscape design and open space requirements. Three main areas of open space are proposed as key elements of the International Business Gateway as follows: A8 corridor; central parkland; and archaeology park	2016-2026	To be established by LDP Action Programme	Respective developers for each site, Planning and Transport
Gogar Burn	Proposed diversion of the Gogar Burn as shown on the Proposals Map. This will bring benefits in terms of reducing flood risk, improving water quality and enhancing biodiversity.	2016-2026	To be established by LDP Action Programme	Edinburgh International
Leith Links Seaward Extension	This area lies to the south of LDP Business and Industry designation. LDP continues to support housing-led mixed use development. Open space proposal for sports pitches, allotments and other open space. The Leith Links Seaward Extension Landscape Study will be used to inform more detailed landscape plans for the extension.	2016-2026	To be established by LDP Action Programme	Respective developers, Parks and Greenspaces
South East Wedge (Little France Parkland)	Land around Craigmillar/Greendykes retained in the green belt will be landscaped to provide multifunctional parkland, woodland and country paths linking with parallel developments in Midlothian.	Ongoing		Parks and Greenspaces, ELGT, LFGNP
Niddrie Burn Parkland	The Council has carried out work to remove culverts and form a new channel for the Niddrie Burn as part of the urban expansion proposals at Greendykes. This is the first phase in creating a new park.	Long-term	Unknown	Council

Roseburn to Dalry Community Park and Union Canal	New multi-user path connecting North Edinburgh Paths to the Union Canal via a series of bridges over existing railway lines, Dalry Road and the West Approach Road. This will fill in a key missing link between the existing cycle networks in the city and has been identified as a priority as part of the Active Travel Action Plan. Includes enhancements to greenspace of disused railway embankments and upgrade to Dalry Community Park.	2016-2026	£6.5m (applies to section between Russell Road and Western Approach Rd only)	Planning & Transport
Waterfront Promenade	Upgrading existings sections of the waterfront promenade route in accordance with the Waterfront Promenade Design Code. Leith Docks section influenced by business and industry allocation at Leith Docks and closed area of operational docks.	Long-term	Unknown	Council, Developer
River Almond Walkway	Upgrade existing sections of the riverside path. Review potential to achieve alternative route. Replacement of Salvesen Steps at Cramond remains outstanding.	Long-term	Unknown	Forestry and Natural Heritage Service
Port Edgar	Improvement of existing open space and potential to provide better connections to open space from existing residential area.	2016-2026	Unknown	Developer
Upper Strand	New amenity open space/pedestrian link.	2016-2026	Unknown	Developer
Charlotte Square	Review potential for greater public access to Charlotte Square in the longer-term. Subject to agreement of Charlotte Square proprietors.	Long-term	Unknown	Planning & Transport, Edinburgh World Heritage, Parks and Greenspaces
Yeaman Place to Union Canal	Create new pedestrian/cycle access from Yeaman Place to Union Canal as part of any future redevelopment. Cycleway/Footpath safeguard in LDP.	Long-term	Unknown	Planning & Transport, Developer
Wester Hailes Canalside	Improve quality of open space for recreation and habitat value	2021	Unknown	SW Locality, Parks and Greenspaces
Chesser Avenue	Former grazing lands which form an integral part of the New Markets area. Planning appeal decision confirms the importance of this prominent space as part of the setting of the adjacent listed buildings.			
Water of Leith and Union Canal	General principle to create connections to the green corridors of the Water of Leith and Union Canal towpath where the opportunity arises and compatible with landscape and nature conservation interests.	Long-term	Unknown	Planning & Transport, Parks and Greenspaces, Developers.
Management of Green Network	Continue to manage existing green corridors for active trabel and biodiversity potential, in particular through the Edinburgh Living Landscapes Project	Ongoing	Unknown	Parks and Greenspaces, Edinburgh Living Landscapes and community-led initiatives
<b>LARGE GREENSPACE ACTIONS</b>				
Calton Hill	Preparation of a new management plan and engagement on site improvements. Quality to be raised from 'Fair' to meet quality standard for Premier Park.	2021	£5m (unfunded)	Parks and Greenspaces
Leith Links	Preparation of a new management plan and engagement on site improvements. Quality to be raised from 'Fair' to meet quality standard for Premier Park. Includes delivery of a second 'Magnet' Play Area.	2021	£2m (unfunded)	Parks and Greenspaces
Saughton Park	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.	2021	£5.2 m. 73% costs funded by Heritage Lottery Fund 'Parks for People'. Remainder of costs to be met by Council and other external funding.	Parks and Greenspaces
Redford Woods	Improve from 'Fair' to 'Good'	2021	Improvements to be met within existing revenue budget	Parks and Greenspaces

Dalry Community Park	Opportunity to enhance and extend the existing park to meet deficiencies in provision and as part of public open space requirements associated with the redevelopment of Fountainbridge	2016-2026	To be established by LDP Action Programme	Developer
Leith Western Harbour Central Park	Provision of 5.2 hectare publicly accesible park to meet large greenspace quality standard	2016-2026	To be established by LDP Action Programme	Developer
Inverleith Depot	The Council is keeping the operational role of its service depots under review. If that process determines that the depot at Inverleith Park is no longer required for depot functions or other services, it can be converted into green space. The type(s) of greenspace should be identified at that stage in consultation with the local community and should take account of local and citywide needs.	Ongoing	Unknown	Council
Maybury	Provision of two large greenspaces required by site development principles. Quality, type and design to meet large greenspace standard.	2016-2026	To be established by LDP Action Programme	Developer
Newmills Park	Provision of large greenspace meeingt quality standards required by site development principles in the form of a 3 ha linear park.	2016-2026	To be established by LDP Action Programme	Developer
Broomhills Park	The centre of the Broomhills housing site is a raised knoll which will be retained as a large greenspace to meet quality standards and provide a new community park which benefits from outward views.	2016-2026	To be established by LDP Action Programme	Developer
Gilmerton Station Road	Provision of large greenspace meeing quality standards required by site development principles	2016-2026	To be established by LDP Action Programme	Developer
Brunstane	Provision of large greenspace to meet quality standards required by site development principles, in particular to retain setting to Brunstane House, category A Listed.	2016-2026	To be established by LDP Action Programme	Developer
Craigpark Quarry Ratho	Restoration of the quarry to provide a new country park. Restoration proposals will include earthworks, forming and shaping of water bodies including edge treatment, establishment of landscaping, a path network and drainage infrastructure.	Tied to delivery of residential development 13/02527/FUL	Unknown	Developer
Clovenstone Drive	LDP proposal to provide housing and allotments at Curriemuirend Park and to improve existing green space to meet quality standards at Clovenstone Drive: including provision of play space and upgrading of football pitch.	2016-2026	To be established by LDP Action Programme	Housing and Regeneration, Parks and Greenspaces, Planning & Transport
Southern Park, Longstone Rd	Loss of part of the existing open space adjacent Saughton Prison for housing and delivery of landscape proposals to upgrade remaining 2 hectares as a large semi-natural green space meeting quality standards. The proposed parkland is located adjacent the Murray Burn and Water of Leith and includes: paths, footbridge, decking, tree planting and wildflower planting to contribute to Edinburgh Living Landscapes.		Unknown	Developer
<b>PLAY SPACE ACTIONS</b>				
Review Play Area Action Plan	Review how existing and new facilities will be managed and explore external sources of funding.	2017 onwards	Unknown	Parks and Greenspaces, Play Forum
Loganlea Avenue	Improve toddler play to 'Good' Play Value	Ongoing	£50,000	Parks and Greenspaces
Fauldburn Park	Improve to 'Good' Play Value	Ongoing	£50,000	Parks and Greenspaces
Roseburn Public Park	Improve to 'Good' Play Value	Ongoing	£70,000	Parks and Greenspaces
Spylaw Park	Raised from 'Fair' to 'Good' and community working to raise to 'Very Good' play value	Ongoing	£30,000	Parks and Greenspaces
Glenvarloch Crescent, Inch	Improve to 'Good' play value	Ongoing	£80,000	Parks and Greenspaces
Leith Links	Magnet Play Area – possibly including a skate facility	Ongoing	£400,000* Refer to Large Greenspace Actions	Parks and Greenspaces
West Pilton Public Park	Improve to 'Good' play value	Ongoing	£140,000	Parks and Greenspaces
Morningside Public Park	Improve to 'Good' play value	Ongoing	£70,000	Parks and Greenspaces
Newcraighall Public Park	Improve to 'Good' play value	Ongoing	£70,000	Parks and Greenspaces

<b>LOCAL GREENSPACE ACTIONS</b>				
To be identified and prioritised as part of Locality Improvement Plans.	Locality Green Space Profiles to be prepared from 2015 Open Space Audit Data to input to Locality planning activities	2017 onwards	Unknown	Planning & Transport, Localities.
Parks and Gardens (under 2 ha)	Continue to meet Edinburgh Minimum Standard	Ongoing	Unknown	Parks and Greenspaces, Friends of Parks Groups
Community Gardens	Support community growing in under-utilised green spaces	Ongoing	Unknown	Parks and Greenspaces, Locality Managers, other landowners.
Cemeteries and Burial Grounds	Improve historic burial grounds for cultural heritage value through Parks Quality Assessment, developing 'Friends Of' network and working with partners such as Edinburgh World Heritage	Ongoing	Unknown	Parks and Greenspaces, Edinburgh World Heritage, new and existing Friends of Groups
<b>PLAYING FIELD ACTIONS</b>				
Jack Kane Centre/Hunter's Hall Park	Upgrade facilities to create a new multi-pitch venue	2017/18	Approx £6 m	Communities and Families
Review Playing Field Provision in West Edinburgh	Options include: • Upgrading of South Gyle Park to a multi-pitch venue • Meeting needs by providing public access to sports facilities within school grounds • Provision of kickabout and level ground within large greenspaces	2016/17	To be established by LDP Action Programme	Planning & Transport, Communities and Families
Future Multi-pitch Venues	Long-term potential to direct investment to multi-pitch venues, including: Paties Road Recreation Ground, Saughton Park, Forresters/St Augustine's High Schools, North Edinburgh Football Academy (Ainslie Park), Broughton High School, Seafield, Wardie, Bangholm, Duddingston / Cavalry Park, Kirkbrae (Double Hedges).	Long-term	Unknown	Communities and Families
<b>ALLOTMENT ACTIONS</b>				
Revised Allotment Strategy	A Revised Allotment Strategy is under preparation by Parks and Greenspaces in conjunction with the Allotment Strategy Steering Group. Future sites to be identified.	2016/17		Parks and Greenspaces
Allotment Actions carried forward from 2010 Open Space Strategy	Midmar Field. Extension to existing Midmar allotments. Potential site in private ownership.	2021	Unknown	Parks and Greenspaces, Planning and Transport
Allotment Proposals set out in the Local Development Plan	Applies to Leith Links Seaward Extension; Newmills Park; Moredunvale Road; Curriemuirend; and Brunstane	2016-2026	To be established by LDP Action Programme	Developer



## **Appendix 4**

### **Summary of Engagement**

- A      OPEN SPACE STRATEGY STAKEHOLDER WORKSHOP**  
18 May 2016, Main Council Chamber, City Chambers, Edinburgh  
2 – 4.30 pm
  
- B      EDINBURGH URBAN DESIGN PANEL**  
Open Space Strategy Review  
Report of meeting held at the City Chambers on 30 March 2016

#### **4A OPEN SPACE STRATEGY STAKEHOLDER WORKSHOP**

18 May 2016, Main Council Chamber, City Chambers, Edinburgh

2 – 4.30 pm

#### **BACKGROUND**

To help review Edinburgh's Open Space Strategy and identify the key issues which the next version of the Strategy should focus upon, a range of stakeholders with an interest in open space and outdoor recreation gathered at Edinburgh City Chambers.

The event was chaired by Planning staff with facilitators from Edinburgh and Lothians Greenspace Trust, Edinburgh World Heritage, Scottish Wildlife Trust, Scottish Natural Heritage and Heriot-Watt University. Twenty-six participants attended representing the following local and national organisations:

Barnton Community Council	Lothians and Fife Green Network Partnership
Canongate Youth	Meadowfield, Lady Nairne and Paisley
Dads Rock	Residents Association
Edinburgh Arts Festival	Morningside Community Council
Friends of the Meadows and Bruntsfield	NHS Lothian
Links	OpenSpace Research Centre
Forestry Commission Scotland	Play Scotland
Fountainbridge Canalside Initiative and	
Tollcross Community Council	Queensferry Community Council
Friends of Inverleith Park	SEPA
Friends of King George V Park, Eyre Place	Smart Play Network
Friends of Morningside Cemetery Group	SNH
Grange/Prestonfield Community Council	Sustrans
GreenSurge	The Cockburn Association
Leith Community Crops in Pots	The Yard

A number of Council staff from Parks and Greenspaces, Children and Families, City Strategy and Economy and Planning and Transport also attended the event to assist with queries.

Use of and distance travelled to Open Space was the subject to a questionnaire carried out as part of the Open Space Audit (May-July 2009). This helped define the greenspace standards set out in the first Open Space Strategy in 2010.

Through a focus group format, the workshop sought to further the understanding of the multiple benefits that local communities could be derive from green spaces, in particular through the design of new green spaces within residential-led developments as the city expands.

The participants were asked to join rotating discussion groups, covering the following topics:

- How a selection of local green spaces built since 2010 met local needs and to clarify the role of cemeteries as part of the local green space standard;
- How the large green space standard could best meet the needs of residents at the neighbourhood scale as the city expands based upon the approved Broomhills masterplan; and
- What efforts could be made to improve play access, health and wellbeing

## LOCAL GREEN SPACES

The group was facilitated by:

- Charlie Cumming – Chief Executive, Edinburgh & Lothians Greenspace Trust; and
- Dr Susan Buckham – Graveyards Development Officer, Edinburgh World Heritage

Participants discussed:

<b>Uses suited to a local green space within 5 minutes walk of home.</b>	
<ul style="list-style-type: none"> <li>• Seating</li> <li>• Linked from surroundings by paths and paths within layout</li> <li>• Bins for litter and dog mess</li> <li>• Control dog access</li> <li>• Wild spaces for children</li> <li>• Tress and planting</li> <li>• Safe and free to use</li> </ul>	<ul style="list-style-type: none"> <li>• Something to do within the space – imaginative and creative places</li> <li>• Well maintained</li> <li>• Quiet space</li> <li>• Involve local community</li> <li>• Signage and information</li> <li>• Different levels of landscape to allow for play or to enable specific uses</li> <li>• Balance between public access and local residents.</li> </ul>
<b>The quality of a selection of local developments built since 2010 and reflected upon how well the spaces served the needs identified above.</b>	
<p>Positive:</p> <ul style="list-style-type: none"> <li>• Different types and layers of planting structures</li> <li>• Play equipment</li> <li>• Accessible on stable surfaces</li> <li>• Trees</li> <li>• Interesting layouts, lighting, safe</li> <li>• Dreghorn and Moredun Dykes Rd</li> </ul>	<p>Negative:</p> <ul style="list-style-type: none"> <li>• Not clear what the appropriate level of provision is</li> <li>• Poor maintenance</li> <li>• Not always clear how space contributes to the green network</li> <li>• Token appearance and lack of emphasis on landscape design</li> <li>• Inappropriate design with streetscape</li> <li>• How to involve the future residents</li> <li>• Burnbrae Drive</li> </ul>

**Should cemeteries remain part of the local green space standard?**

- Good wildlife havens, part of networks
- Newer cemeteries don't contribute towards biodiversity
- History goes when structures lost
- Can be used for various recreational purposes
- Green lungs/peaceful havens
- Barriers to use – safety, dark and dirty
- Greyfriars – respectful of history
- Snowdrop walk at Newington
- Volunteers are key
- Seating and bins are needed for dog walkers
- Interpretation/information e.g. trees
- Can be child friendly e.g. grave rubbings – education
- Guided walks
- The standard should take into account the difference between historic burial grounds and those in use for burials/the bereaved

**Key priorities for local green spaces:**

- higher standards
- more creativity
- grounded in health and wellbeing

**On the basis of the comments received above, the draft Strategy recommends the following:**

- **Minimum standard for all local green spaces is raised to 'good' regardless of type;**
- **Updates to the Edinburgh Design Guidance will set out how new local green spaces to be delivered through the planning process can better meet the needs of users; and**
- **To work towards improving the social, cultural and biodiversity potential of historic burial grounds.**

## LARGE GREEN SPACES

The group was facilitated by:

- Dr Maggie Keegan – Head of Policy at Scottish Wildlife Trust
- Fiona Stirling – Placemaking Advisor, Planning and Renewables Unit at Scottish Natural Heritage

Participants discussed:

### Uses suited to a large greenspace within 10 minutes walk of home

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Suitable for all ages, accessible for prams, buggies and wheelchairs</li> <li>• Less formal opportunities for play by young children, boulders, tyres, ropes and sand</li> <li>• Fitness equipment, outdoor gyms</li> <li>• Toilets</li> <li>• Accessible spaces and paths</li> <li>• Cafes</li> <li>• Informal sports areas/kickabout</li> <li>• Outdoor fitness for all ages</li> <li>• Seating and social spaces</li> </ul> | <ul style="list-style-type: none"> <li>• More plants</li> <li>• Formal beds and wildflower areas</li> <li>• Variety – smaller intimate areas within parks</li> <li>• Wetland areas</li> <li>• BBQ areas</li> <li>• Control dog access</li> <li>• Avoid car parking around spaces</li> <li>• Linked by active travel routes</li> <li>• Gardener to co-ordinate local volunteers</li> <li>• Community growing</li> <li>• Information on activities – notice boards</li> </ul> |
|---|---|

### The approved Broomhills master plan was evaluated against Green Flag Award criteria and participants considered how well its 3 ha large green space met the needs identified above.

- Welcome park on route to school
- Connects up to other spaces
- Park is on slope, mixed levels create interest and work with natural landform
- Access provided in loops and to surrounding connections
- Pockets of tree planting shade/shelter etc
- Nothing on the history of the site
- Should be a single play area for both ages – not separated by path
- Nothing for teenagers to do
- There are no flat areas for sporting activities
- Use the school land as a community resources to share the flat sports areas outwith school hours
- Whindust paths are not of a good quality — should be tarmac
- Factoring is an issue – concerns regarding inclusivity of people from other areas wanting to access the space but are not paying for it.
- Achieving a high standard of maintenance in perpetuity
- Ability to set up community trust / group within the factoring arrangement

### **Key priorities for large green spaces:**

- Large spaces should be part of a quality network, connected by quality paths with wayfinding, maps and interpretation.
- Community involvement in the space and control of the land, for instance a community space and residents association.
- Spaces should offer multiple functions to promote use and activity.
- Spaces should be healthy, safe and secure.

**On the basis of the comments received above, the draft Strategy recommends the following:**

- **Minimum standard for new large greenspaces is to be raised to ‘good’ regardless of type;**
- **Updates to the Edinburgh Design Guidance will set out how new large green spaces to be delivered through the planning process can better meet the needs of users in terms of their siting and design.**

### **PLAY, HEALTH & WELLBEING**

The group was facilitated by:

- Dr Harry Smith – Centre of Excellence for Sustainable Building Design School of Energy, Geoscience, Infrastructure & Society, Heriot Watt University
- Gina Bellhouse – Team Manager, Natural Environment at City of Edinburgh Council

### **How can the Strategy help everyone to keep active as a way of life, across all ages, from early years to senior citizens?**

- More widespread ‘Great’ parks, strategically located and well connected
- Balance with smaller parks where children can play independently
- Place aware play spaces – design around the place
- Any space is potentially a play space
- Areas specifically for dogs
- Play spaces that encourage adults and teenagers
- Get community involved in design and management of play areas/open space – specifically including young people
- Signage and information (including the internet) to encourage use
- Natural play areas – be less risk averse
- Play areas that encourage independence and exploration
- Mix age groups
- Planned activities
- Facilities – toilets
- Standards are needed to avoid housing being prioritised over provision of open space and ongoing maintenance
- Balance multi-pitch approach with single pitches

**Do you feel the quality of Edinburgh’s green corridors and link spaces encourage walking and cycling as well as supporting the conservation and enjoyment of wildlife?**

- Very good cycle paths/network, but need more, and to close gaps – connection points crucial
- Green corridors encourage cycling – feeling of safety
- Potential for interpretation and engagement with nature
- Maintenance is essential, as well as improving standards – requires prioritising

**Key priorities for Play, Health and Wellbeing**

- Variety in provision
- Maintenance
- Signage/information/interpretation

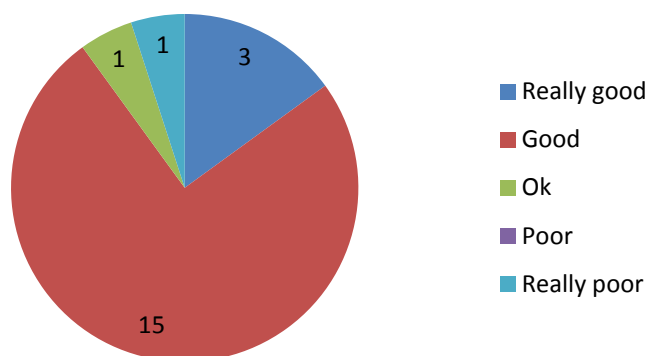
**On the basis of the comments received above, the draft Strategy recommends the following:**

- **All local green spaces and residential streets provide better opportunities for informal play; and**
- **Updates to the Edinburgh Design Guidance will set out how measures that promote health and wellbeing such as walking/running circuits and community growing spaces should be incorporated within local and large green spaces.**

**EVENT FEEDBACK**

Feedback from participants about the event was generally positive; some concerns were received with regard to audibility and running of discussions.

**Overall Satisfaction with the Workshop**

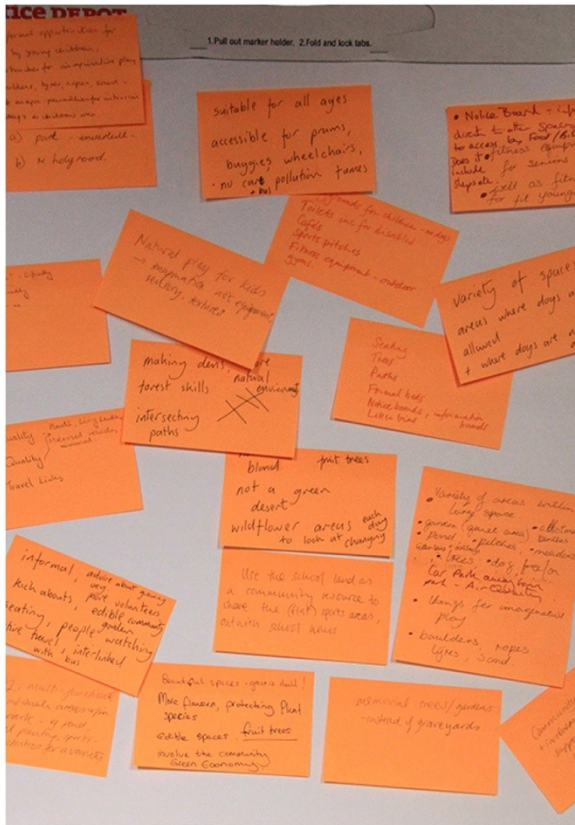


“Great to be part of it - good luck with your next steps!”

“I think little longer would have been better to properly unpick all the issues and have a chance to do all three topics.”

“Quite difficult to hear/needed a microphone.”

“Poor chairing of groups.”



FACILITIES - TOILETS

UNDERSTAND WHO IS IN THE AREA AND CREATE AREAS FOR THEIR ACTIVITIES.

VALUE OF SPACES FOR SPECIFIC NEEDS - SMALLER PARKS

PROBLEM OF DEVELOPERS MAXIMISING HOUSING + MINIMISING MAIN MAIN OF OPEN SPACE

NEED TO PROVIDE DEVELOPERS WITH STANDARDS

ISSUE OF DENSIFICATION VS LOSS OF OPEN SPACE

Is it an attractive space

- measures sensory
- enables specific use - sitting out, bowling, croquet
- have to be attractive
- consult local community first
- Signage + info
- Management - how do we use resources - Friends of groups
- Manage dogs? - Not playparks
- Children - created signage effective
- Muirwood Park

is in the middle of car parking

are they multiple functional green spaces?

trees in the right place?

specifications

non - inspirational - dull

3. Consideries

Should they be part of the G's standard?

Good wildlife havens, part of networks are they still being used?

renew ones don't contribute towards biodiversity

local ones still need management

good for biodiversity opportunities

history goes when various stones go

different approach to these sites in v

can be used for various recreational groups

green lungs / peaceful havens

barriers - safety, dark, dark

Greyfriars - they need to be respected for

Sample of Group Discussion Comments



**4B EDINBURGH URBAN DESIGN PANEL**

Open Space Strategy Review

Report of meeting held at the City Chambers on 30 March 2016

# EDINBURGH URBAN DESIGN PANEL

## Open Space Strategy Review

REPORT  
of meeting held at  
the City Chambers  
on 30 March 2016

### Presenter

Andrew Smith City of Edinburgh Council

### Panel members

David Leslie	Chair – City of Edinburgh Council			
Leslie Howson		EAA	Bob Bainsfair	Landscape Institute Scotland
Hugh Crawford		RTPI in Scotland	Charles Strang	EAA
Steven Robb	Historic Environment Scotland		Susan Horner	Secretariat – City of Edinburgh Council

### Apologies

Tom Rye	Napier University	James Morgan	Heriot Watt University
Marion Williams	The Cockburn Association	Sole Garcia Ferrari	ESALA
Donald Canavan	EAA	Stephen Mcgill	Police Scotland

### Observer

Elizabeth McCarroll City of Edinburgh Council

## Executive Summary

The Panel welcomed the opportunity to comment on the preparation of the revised strategy at this early stage and recognised the value of taking a long term view to open space and the important role it can play within the city.

## Main Report

### 1 Introduction

- 1.1 The Council's Open Space Strategy was first published in 2010 and was reviewed by The Edinburgh Urban Design Panel in May 2010 during its preparation. A draft revised Strategy is now being prepared for consultation in August 2016.
- 1.2 As a corporate strategy setting standards for open space that have an impact on urban design, the views of the Panel are sought at an early stage to influence the revised Strategy.
- 1.3 Open Space strategies are non-statutory guidance but form a recognised approach to the planning and management of open space in local authorities across Scotland.
- 1.4 Scottish Planning Policy states that 'Planning should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking.
- 1.5 Access to local greenspace is now a Scottish Government National Performance Indicator and the strategy sets out how Edinburgh will contribute to the Central Scotland Green Network
- 1.6 The current Strategy is focussed on urban green space and excludes beaches and agricultural land, however, links to paths into the wider countryside remain important. The audit for the strategy maps civic spaces and these are covered by a Public Realm Strategy.

- 1.7 The strategy provides a benchmark for planning new open space but site specific design also has a strong influence e.g. responding to landscape character, views, desire lines and historic or natural assets
- 1.8 This is the first time that the Panel has considered the Open Space Strategy Review.
- 1.9 No declarations of interest were made by any Panel members in relation to this scheme.
- 1.10 This report should be read in conjunction with the pre meeting papers.
- 1.11 This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the Panel forming a differing view about the proposals at a later stage.

## **2 Definition of 'open space'**

- 2.1 The Panel noted that within Edinburgh there are many different types of open space; blue, grey, derelict land, greenbelt, common good land and green open space.
- 2.2 The Panel noted that the definition of what 'open space' is being covered within this strategy should be clarified. The definition may require to make reference to other Council guidance for example public realm and street guidance which covers other types of open space within the city.

## **3 Gains and Losses**

- 3.1 The Panel noted that the summary statement of a net gain in open space provision requires clarification with respect to how the gains and losses relate to existing and new urban areas. It was noted that although the survey information shows a gain in open space. This is due primarily to new housing development in urban expansion to the west of the city. The Panel suggested that the gains or losses should be expressed on an area basis.
- 3.2 It was also noted by the Panel that where open space have been provided as part of a development a quality indication should be given to the loss or gain of with respect to the quality of the space both lost and gained.

## **4 Uses for existing open spaces**

- 4.1 Temporary Uses: The Panel suggested that the strategy consider how some existing areas of open space within the city could be considered for temporary uses.
- 4.2 Community Uses: The Panel noted the opportunity for the strategy to identify that community uses may be an appropriate use for some of existing open spaces.
- 4.3 Some of these open spaces may not form part of this strategy but could form part of the city's public realm strategy.

## **5 Management, ownership and use of new open spaces**

- 5.1 The Panel noted that the management, ownership and use of new open spaces should be clearly defined.
- 5.2 New open spaces often feel like left over spaces 'after planning' and often are not well maintained or managed. The Panel noted that for these new spaces to be successful they must be properly maintained and managed.
- 5.3 These spaces should be designed to achieve high levels of natural surveillance. This will help with both the safety and management of the spaces.
- 5.4 It is important that these new spaces are well designed for their use which may be multifunctional. These spaces can contribute to placemaking and result in well used vibrant community areas.
- 5.5 The Panel supported the consideration of the community value of allotments by the strategy.
- 5.6 Linear green corridors play an important part in both movement and amenity within the city. The Panel encouraged new linear green corridors to be provided within the city as part of this strategy.
- 5.7 The Panel noted that where appropriate streets could be designed as 'play streets'. These spaces/streets would be designed to ensure vehicular movement is secondary to pedestrian movement.

## **6 Recommendations**

- 6.1 In developing the strategy, the Panel supports the following aspects and therefore advocates that these should remain in the proposals:
- The value the strategy places on open space within the city and its role in placemaking
- 6.2 In developing the strategy the Panel suggests the following matters should be addressed:
- A clear definition with respect to the 'open space' covered by the strategy
  - Gains and losses reported both with respect to quality and on an area basis
  - The strategy should encourage both community and temporary uses to both existing and new spaces
  - Management, ownership and use of new open spaces should be clearly defined

# Planning Committee

10 am, Thursday 11 August 2016

## Consultation on Airspace Change Programme

Item number	7.3
Report number	
Executive/routine	Executive
Wards	All

### Executive summary

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The purpose of this report is to approve a formal response to Edinburgh airport operator's consultation on planned changes to the Edinburgh's airspace flight paths.

The airport operator is planning to use more tightly define airspace flight paths by taking advantage of modern technology and to facilitate the expansion of the use of Edinburgh airport. The response identifies issues for further consideration with regard to the noise impact on Edinburgh residents and the impacts on habitats and designated sites of national/international importance.

### Links

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Coalition pledges	<a href="#">P15</a> , <a href="#">P28</a>
Council priorities	<a href="#">CP2</a> , <a href="#">CP8</a> , <a href="#">CP11</a>
Single Outcome Agreement	<a href="#">SO1</a> , <a href="#">SO2</a>

## Consultation on Airspace Change Programme

### Recommendations

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- 1.1 It is recommended that Committee:
  - 1.1.1 Approves Appendix 3 as its response to the Airspace Change Programme consultation; and
  - 1.1.2 To refer this report to the Transport and Environment Committee for information.

### Background

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- 2.1 The Airspace Change Programme is a consultation paper that sets out how the Edinburgh airport operator intends to expand airport passenger traffic, ensuring that it continues to support Scotland's aspirations for expansion of airport use in a safe and effective way. The key element of this proposal is the modernisation of the airport's existing aircraft arrival and departure routes.
- 2.2 The existing airspace routes used by aircraft (termed 'conventional' routes) rely on the 1950s technology of ground based radio beacons. A well established more modern and therefore accurate form of navigation is proposed, called 'area navigation' (RNAV). This uses a combination of satellite and ground-based navigation technology to permit aircraft to follow a more precisely defined path over the ground with far greater accuracy than is possible with conventional routes. This in turn enables pilots to fly pre-determined, predictable arrival and departure profiles.
- 2.3 Processes are under way at a European level which require modernisation of the route system for the UK and other European countries. If the UK is to keep pace with the changes in the surrounding countries, airspace routes need to be upgraded to RNAV standards.
- 2.4 As part of the process of modernising the airspace routes Edinburgh airport is required to carry out a two stage consultation process.

### Main report

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#### Proposed Airspace Changes

- 3.1 The Edinburgh Airport operator is planning to modernise Edinburgh City airspace as this will:
  - 3.1.1 ensure the airport can meet existing and future demand by increasing the capacity of its runway;

- 3.1.2 make improvements to routes to allow flights to depart more frequently with fewer delays;
  - 3.1.3 make efficiency improvements to the arrival routes based on a newly-positioned hold pattern;
  - 3.1.4 allow aircraft to position more accurately allowing arrival and departure routes to be flown more accurately;
  - 3.1.5 help minimise the impact to fewer people on the ground; and
  - 3.1.6 meet legal obligations to keep pace with changes across Europe.
- 3.2 The aim is to meet these requirements, maximising the benefits to Edinburgh and Scotland whilst minimising any negative impacts. Where the airport operator is seeking to change a flight path, it will be seeking to minimise the population impacted under the route. When following RNAV routes, aircraft will follow the routes more consistently than they do today. This is due to the improved track-keeping ability of RNAV. Improved track-keeping means that there will be less dispersion of aircraft either side of each route. This means a reduction in the overall area regularly overflown, albeit with an increase in the concentration of over-flights in some areas. The amount of dispersal of existing aircraft flightpaths can be seen in the illustrations from the consultation document in Appendix 1. As RNAV routes are flown more accurately, they also open up the possibility of designing route configurations to specifically address local environmental issues, such as the provision of respite routes to share noise impacts more equitably.
- 3.3 The consultation exercise is a 2 stage process. In this initial consultation the Airport operator is seeking views on broad airspace design envelopes (areas within which each flight path may be positioned). These envelopes are shown on a map base in Appendix 2. However, at this stage it is not clear where within the design envelopes the RNAV routes will be specifically placed. This initial consultation seeks local information from consultees and stakeholders that will help the airport operator to determine how to balance the benefits and impacts to provide the best solution for the region as a whole.
- 3.4 What is clear from the consultation material is that a significant proportion of the Edinburgh urban area is outwith all the airspace design envelopes. In effect aircraft circle around the urban area. This means that none of the Council's noise management areas or designated quiet areas are affected. In addition, where aircraft are at high altitudes, 4000ft or more, the noise impact for residents is significantly diminished, to the level that would be expected about one metre from an average vacuum cleaner. Therefore, the key areas of concern are at the ends of the runway from approaching and departing aircraft.

## **Proposed Response**

- 3.5 The attached response (Appendix 3) sets out the issues which should be taken into account by the Airport Operator in developing specific flight path options. In particular, the key issues are:
- 3.5.1 The flight paths could affect international designated sites in the Firth of Forth and therefore there may be a requirement for a Habitat Regulations Appraisal (HRA) to be undertaken by the consenting authority.
  - 3.5.2 In identifying new flight paths the noise impacts on areas to the east and west of the existing main runway should be taken into account in order to minimise the impact on existing and future residential areas.

## **Next Steps**

- 3.6 Once the consultation period has ended a feedback report will be prepared by the airport operator and published on their website. This will include details of the main issues that have been raised by stakeholders during the consultation period. Feedback from this initial consultation will then inform the detailed design process and will influence their design options for the arrivals and departure routes.
- 3.7 Once detailed route options have been developed, a further consultation exercise will take place where views will be sought on the viable route options. After the further consultation, the Edinburgh airport operator will develop an airspace change proposal for submission to the Civil Aviation Authority (CAA) which must demonstrate that the proposed design achieves the best balance possible.
- 3.8 It is a requirement of the airspace change process that the Edinburgh airport operator provides the CAA with full details of the consultation (including copies of responses and correspondence) together with all documentation necessary for the promulgation of the proposed RNAV routes.
- 3.9 The CAA will then review the proposal (which can take up to 17 weeks) and reach a regulatory decision. If the proposal is approved, the implementation process could take a further twelve weeks. The target date for the RNAV routes to come into operation is summer 2018.

## **Measures of success**

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- 4.1 Success can be measured by the extent to which the airport operator has taken account of the Council's comments during the preparation of the draft flight path options.
- 4.2 Stakeholders are kept well informed of opportunities to be involved in the consultation process.



## Financial impact

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- 5.1 There are no direct financial impacts arising from this report.

## Risk, policy, compliance and governance impact

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- 6.1 Failure to submit a consultation response by the due date may result in the airport operator failing to take into account an important concern when preparing the draft flight path options.
- 6.2 The report does not raise any health and safety, governance, compliance or regulatory issues other than those set out above.

## Equalities impact

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- 7.1 There is no equalities impact arising as a result of this report's proposed response. However, it is recommended that the airport operator should consider their duty to undertake an equalities and rights assessment as part of the process of reviewing airspace flight paths.

## Sustainability impact

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- 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. Relevant Council sustainable development policies have been taken into account.
- 8.2 The proposals in this report will have no impact on carbon emissions as it forms a response to a consultation to proposed airspace flight paths which have yet to be defined.
- 8.3 The need to build resilience to climate change impacts is not relevant to the proposals in this report because it forms a response to a consultation on proposed airspace flight paths which have yet to be defined.
- 8.4 The proposals in this report will help achieve a sustainable Edinburgh because the Council's consultation response recommends that the habitats and national and international designations relating to the Forth Estuary are taken into account when identifying the airspace flight paths. Social justice is not considered to impact on the proposals in this report because the report forms a response to a consultation on proposed airspace flight paths which have yet to be defined. Economic wellbeing is not considered to impact on the proposals in this report because the report forms a response to a consultation on proposed airspace flight paths which have yet to be defined.

## Consultation and engagement

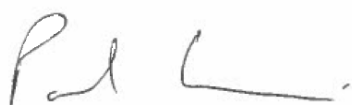
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- 9.1 The airport operator published its consultation paper on 6 June for a 14 week consultation period. The deadline for comments is 12 September.
- 9.2 The airport operator will consider comments received in the preparation of the design options for arrival and departure routes and once detailed route options have been finalised, another consultation exercise will take place. These will be considered before submission of the final routes to the CAA for approval.

## Background reading/external references

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[The Edinburgh Airspace Change Programme Consultation Document](#)



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## Links

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<b>Coalition pledges</b>	P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors P28 Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city.
<b>Council Priorities</b>	CP2 Improved health and well being: reduced inequalities CP8 A vibrant, sustainable local economy CP11 An accessible connected city
<b>Single Outcome Agreement</b>	SO1 Edinburgh's economy delivers increased investment, jobs and opportunities for all SO2 Edinburgh's citizens experience improved health and wellbeing, with reduced inequalities in health

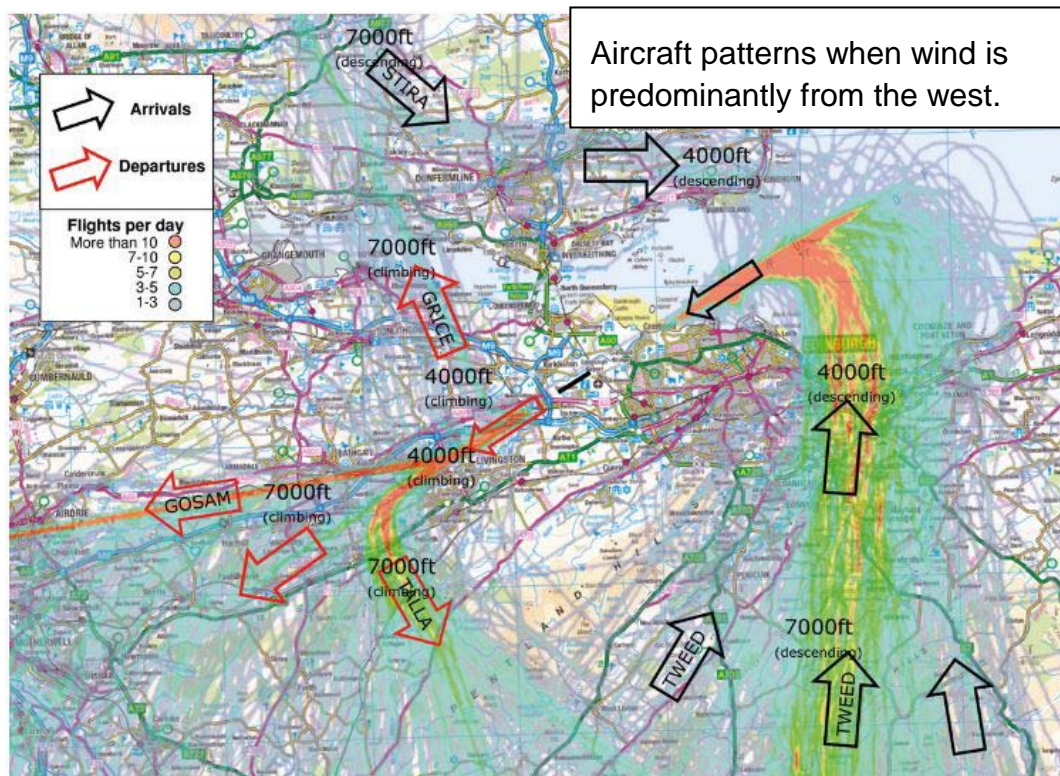
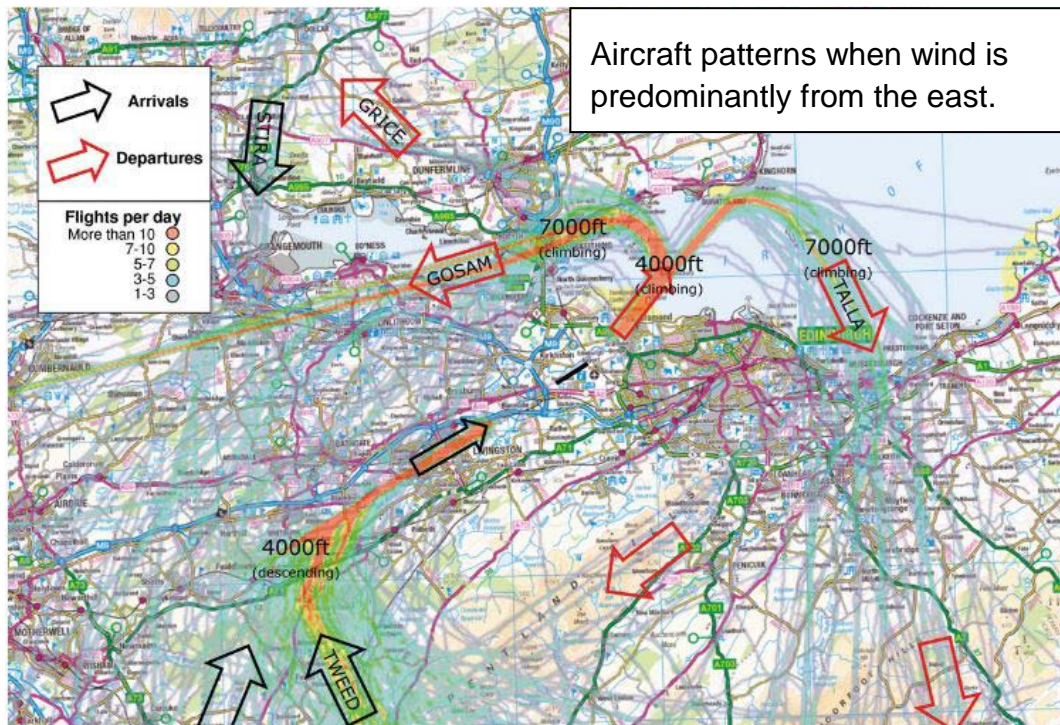
**Appendices**

Appendix 1: Current Airspace Flight Paths

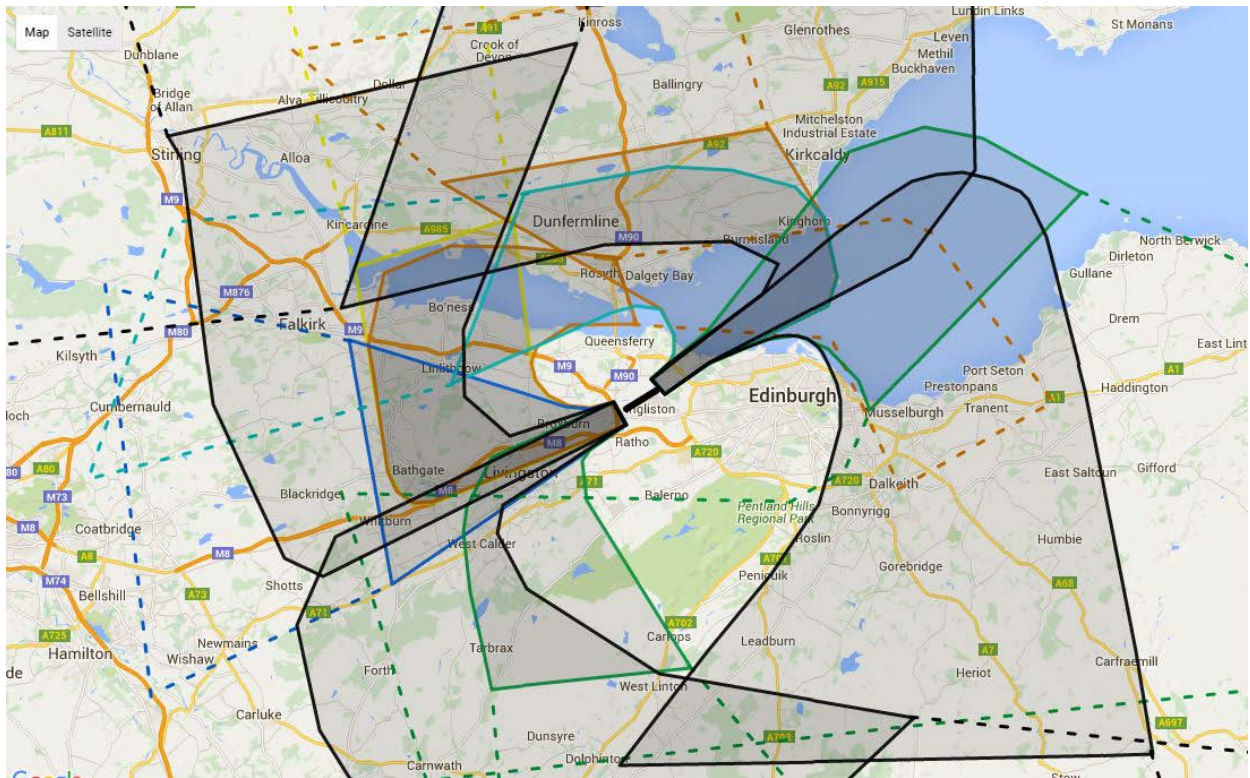
Appendix 2: Broad Airspace Envelopes for Consultation

Appendix 3: Response to the Airspace Change Programme  
Consultation

Current Airspace Flight Paths



Broad Airspace Envelopes for Consultation



**West routes**

- Departing Yellow route RWY24 Right Turnout 1.
- Departing Orange route RWY24 Right Turnout 2.
- Departing Blue route RWY24 Straight out.
- Departing Green route RWY24 Left turnout.
- Arriving route RW06 northern.
- Arriving route RW06 southern.

**East routes**

- Departing Orange route RWY06 Left turnout 1.
- Departing Aqua route RWY06 Left turnout 2.
- Departing Green route RWY06 right turnout.
- Arriving route RW24 southern.
- Arriving route RW24 northern.

### Response to Airspace Change Programme Consultation

The Council welcomes the opportunity to respond to a consultation on changes to Edinburgh Airport airspace flight paths. The Council considers that this is a helpful opportunity to reduce the impact on Edinburgh's residents from aircraft noise, by taking advantage of the latest technology.

In identifying the new flight paths the Council considers that the airport operator takes into account the following issues.

- The broad airspace envelopes includes areas over the Firth of Forth and therefore may have an effect on Natura sites, namely the Firth of Forth Special Protection Area and the Forth Islands Special Protection Area. Therefore, under The Conservation (Natural Habitats, &C.) Regulations 1994 as amended, there may be a requirement for a Habitat Regulations Appraisal (HRA) to be undertaken by the consenting authority. However, this would be a matter between SNH and the consenting authority.
- The areas immediately to the east and west of the main runway where aircraft are at low altitude are the areas most affected by noise, particularly when aircraft are ascending. The new flight paths should be designed to minimise the noise effects on Crammond, which is predominantly a residential area, by keeping aircraft to the north of the envelope. To the west rising aircraft pass over Newbridge. Although Newbridge is predominantly industrial in nature, there are areas of residential use and the new flightpaths should be designed to minimise the impact on these areas. It should also be noted that the former Continental Tyres site has previously been granted planning consent for residential use.
- Where it is unavoidable to locate flight paths over areas of residential use more than one preferred route should be identified to try to diminish the overall impact of noise through dispersal.
- It is recommended that the airport operator should consider their duty to undertake an equalities and rights assessment as part of the process of reviewing airspace flight paths.

# Planning Committee

10:00am, Thursday, 11 August 2016

## The Edinburgh Planning Concordat 2016

<b>Item number</b>	8.1
<b>Report number</b>	
<b>Executive/routine</b>	Executive
<b>Wards</b>	All

### Executive Summary

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The purpose of this report is to seek Committee approval for the refreshed Edinburgh Planning Concordat.

The Edinburgh Planning Concordat was first agreed in 2010 between the Council and the Edinburgh Chamber of Commerce a way of working together when major development is proposed in the City. The concordat received an RTPI business award commendation in 2011. It was updated in 2013 to include community councils and the [Edinburgh Planning Concordat 2013](#) has now been reviewed and refreshed in conjunction with the Edinburgh Chamber of Commerce and the Edinburgh Association of Community Councils.

The aim of the refreshed Concordat is to simplify it and make it easier to use so that it can be promoted as a working document that developers are expected to use when major development is proposed in the City. Community Councils can also use it as a tool to engage with these developers and reach consensus on development in their area.

### Links

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<b>Coalition Pledges</b>	P15, P27, P28
<b>Council Priorities</b>	CO7, CO19, CO23, CO24, CO26
<b>Single Outcome Agreement</b>	SO1

## The Edinburgh Planning Concordat 2016

### 1. Recommendations

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- 1.1 It is recommended that the Committee:
  - 1.1.1 Approves the Edinburgh Planning Concordat 2016;
  - 1.1.2 The Planning Concordat Engagement Fund is closed; and
  - 1.1.3 Refers this report to the Communities and Neighbourhoods Committee.

### 2. Background

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- 2.1 Major changes to the Scottish Planning system came into place in 2009. The changes signalled a focus of resources to those applications which would deliver sustainable economic growth. The new [system](#) categorized applications into national, major and local and Councils were encouraged to prioritise major applications and deal with them efficiently.
- 2.2 The Edinburgh Development Forum was established by the Council and the Edinburgh Chamber of Commerce in April 2009. It followed from a major conference entitled “Making it Happen” which aimed to transform relations between planning and the development industry. The first Edinburgh Planning Concordat in 2010 was a direct result of this engagement. The document focused on skills, resources and process.
- 2.3 The new system of dealing with major applications introduced the concept of statutory pre-application consultation where local communities were able to have a say at pre-application stage. This was seen as important to ensure the local community was engaged with the application process and delays could be avoided. In recognition that community councils had a statutory role in this process, the Edinburgh Planning Concordat of 2013 was a tri-partite agreement between the Council, the Edinburgh Chamber of Commerce and the Edinburgh Association of Community Councils promoting a collaborative approach to major development in the City. It also included provision for an Engagement Fund to help community councils engage more widely with their local community on the development proposal. Grants of up to £300 were available for this.



- 2.4 Around 17 community councils signed up to the 2013 Concordat. More recently, anecdotal evidence suggested that it was not being applied as consistently as hoped and a review of the Concordat has been undertaken to look at ways of making it more effective.

### 3. Main report

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#### **Consultation on the Edinburgh Planning Concordat**

- 3.1 In September 2015, views were sought on the Edinburgh Planning Concordat 2013 using the Council's Consultation Hub. The questions centred on whether the Concordat had been used effectively, why the Engagement Fund was not being used by community councils and what changes should be made to the Concordat. There was also a question on whether there should be an overarching partnership protocol covering all service areas.
- 3.2 Eight community councils, one architect and one planning consultant responded. The main responses can be summarised as follows:
- 3.2.1 Seven of the eight community councils had been consulted on major applications since 2013 and felt the developer and the Council had worked constructively with them although there were still some concerns;
  - 3.2.2 Pre-application consultation is sometimes perceived as a tick box exercise and the developer does not always engage constructively with community councils on events and the Pre-Application Consultation (PAC) report;
  - 3.2.3 Some major developments are not of great interest to local communities but local housing developments often are and there is inadequate consultation on these;
  - 3.2.4 The PAC report should be clearer on how the community's views have been taken into account;
  - 3.2.5 Community council resources are limited but there is little support for the Engagement Fund. Some pointed out that community councils already get funding, others that developers are usually willing to pay to help out and others that the amount of money available would make little difference;
  - 3.2.6 Concerns about the appeals system and lack of third party right of appeal;
  - 3.2.7 The imbalance in resources between developers and community councils;
  - 3.2.8 The need for planners to do more to take the community's views into account;
  - 3.2.9 There was little support for a wider overarching concordat covering all service areas in the Council; and
  - 3.2.10 The architect and planning consultant were positive about the process but had no further comments.

- 3.3 Overall the feedback was informative but as the response rate was only 18% from community councils, it was difficult to get a full view of how the Concordat was perceived. The lack of response suggested the majority of community councils and the development industry were not engaged with the Concordat.
- 3.4 At the Edinburgh Civic Forum meeting in December 2015, five representatives of the Edinburgh Chamber of Commerce were invited to attend on the discussion about the Concordat and the relationship between community councils and developers. The meeting highlighted that some community councils are still distrustful of developers and more work is needed to build this trust. To this end a liaison meeting was held in March 2016 to discuss the way forward.
- 3.5 The liaison meeting on the Edinburgh Planning Concordat was held on 31 March 2016 and was attended by representatives of the Edinburgh Association of Community Councils, the Edinburgh Development Forum, the Edinburgh Chamber of Commerce, the Cockburn Association, the Scottish Property Federation, Homes from Scotland and the planning authority. The meeting discussed the following themes:
  - 3.5.1 There needs to be a balance between the development industry's ambition for the economic growth of the City and the wishes of people who live here who might wish a less ambitious programme;
  - 3.5.2 Communities have a distrust of the planning system because they do not understand how it works. Neither do they understand the economic mechanics of development;
  - 3.5.3 The way development is funded has fundamentally changed. 70% of funding now comes from international markets. In that context, there is a perception that Edinburgh is no longer the same economic draw and is seen as a difficult place to do business. It is now more complex to get development started;
  - 3.5.4 Need to have better engagement at Development Plan stage and focus on early engagement;
  - 3.5.5 Community councils need to be challenged on whether their views are robust and representative; and
  - 3.5.6 The Concordat should still be process driven but include more on the planning system and more about the Local Development Plan and the Strategic Development Plan. It should include more on the obligation of the planning authority and the need for all parties in the planning process to be well informed and respectful of each other's views.
- 3.6 It was agreed at this meeting that the Concordat would be redrafted with the help of the Edinburgh Association of Community Councils and then would be presented to meetings of the Edinburgh Civic Forum and the Edinburgh Development Forum both in June 2016 for discussion. A period of consultation would then follow these events.

- 3.7 The results of the consultation on the draft refreshed Concordat and the Forum events are set out in Appendix 1. The main feedback can be summarised as follows:
- 3.7.1 There is support for the Concordat but concern about the resources that community councils are expected to provide to implement it. As such there are some concerns about stopping the Engagement Fund;
  - 3.7.2 There is support from community councils for a two stage pre-application consultation process;
  - 3.7.3 There is some doubt about the use of the Place Standard Tool in delivering effective community engagement;
  - 3.7.4 There is a view from community councils that neither developers nor planning officers take constructive comments on board;
  - 3.7.5 The imbalance between the resources of community councils and developers means that there will always be a disparity which means supporting the Concordat is difficult;
  - 3.7.6 There is concern from the development industry that allowing community councils to comment on the draft pre-application consultation report will cause delays to the application process;
  - 3.7.7 There is concern from the development industry about the level of assistance it is expected to provide to community councils to allow them to engage more widely;
  - 3.7.8 There is concern from a planning consultant as to whether community councils are genuinely representing their local community; and
  - 3.7.9 There should be more focus by members at the Committee meeting on considering how issues raised in the pre-application consultation have been addressed.

### **The Edinburgh Planning Concordat 2016**

- 3.8 The Concordat has revised, but retains a step by step process of, the role of the three parties in the major development process. Appendix 1 also sets out the responses to the comments and many of these have been incorporated into the revised text. The revised Concordat can be found in Appendix 2 and consultation responses have informed the final version.
- 3.9 The language of the Concordat has been simplified to make it more accessible and plain English has been used throughout as much as possible. The introduction focuses on the challenges Edinburgh is facing in terms of housing and jobs and the need for Edinburgh to be economically successful. However, it also acknowledges that not everyone wants development to happen, there are potential conflicts and getting the balance right is difficult but important.
- 3.10 The main text has a section on the planning system in Scotland to give a better understanding of the context. It makes it clear that the Concordat is a process map

and a working document and not all community councils will want to make use of it. There is a small section on place-making encouraging the use of the Place Standard tool but it is acknowledged that the use of this tool is at an early stage. Finally there is a section on the differing roles of the three parties to the Concordat.

- 3.11 The step by step process has been simplified with the section on the Development Plan removed as the Concordat is about major planning applications. The columns have been changed to give more focus to the relationship between developers and community councils working together. Parts of the process which were not happening in practice have been removed as have statutory processes as much as possible. There is a new requirement for developers to arrange an early pre-meeting with community councils to discuss general principles prior to the formal pre-application process.
- 3.12 It is proposed that the requirement for the Council to provide resources for the community council to engage with the wider community is deleted. This means there is a proposal to end the Planning Concordat Engagement Fund. The fund has had only two applications over the last 3 years. Community councils have mixed views on this fund. Under the proposed revised Concordat, the community council is expected to approach the developer for assistance with leafleting, setting up websites or other means of wider engagement. The Concordat includes possible methods of engaging.
- 3.13 As a working document, the Concordat has been a useful tool to encourage improved collaborative working. However, it is clear from the responses that it has not yet delivered a real change of culture between the three parties - Council, developers and community councils - in terms of working together. The proposed revised Concordat will be supported by more proactive implementation of the Concordat by Council services as the way to do business in Edinburgh.

#### **4. Measures of success**

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- 4.1 An Edinburgh Planning Concordat which promotes effective community engagement and successful place-making.

#### **5. Financial impact**

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- 5.1 There is no direct financial impact arising from this report.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 There are no perceived risks associated with this report. The report has no impact on any policies of the Council.

## 7. Equalities impact

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- 7.1 An Equalities and Rights Impact Assessment has been carried out. There are no equalities impacts but there are positive rights impacts in that the proposals increase participation and voice by encouraging wider public engagement.

## 8. Sustainability impact

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- 8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Act 2009 Public Bodies Duties has been considered, and the outcome is summarised below.
- 8.1.1 The proposals in this report will have no impact on carbon emissions because the report deals with community engagement in the planning process;
- 8.1.2 The proposals in this report will have no effect on the city's resilience to climate change impacts because the report deals with community engagement; and
- 8.1.3 The proposals in this report will help achieve a sustainable Edinburgh because they promote meeting diverse needs of all people in existing and future communities, they promote equality of opportunity and will facilitate the delivery of sustainable economic growth.

## 9. Consultation and engagement

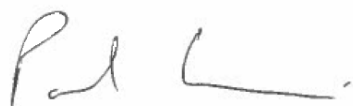
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- 9.1 Consultation and engagement has been ongoing since September 2015 with a formal consultation on the Council's Consultation Hub, discussions at the Edinburgh Civic Forum and the Edinburgh Development Forum, liaison meetings with the parties involved and further direct consultation with community councils and developers on the revised Concordat.

## 10. Background reading/external references

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- 10.1 [Edinburgh Planning Concordat 2013](#)



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## 11. Links

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<b>Coalition Pledges</b>	<p>P15 Work with public organisations, the private sector and social enterprise to promote Edinburgh to investors</p> <p>P27 - Seek to work in full partnership with Council staff and their representatives</p> <p>P28 - Further strengthen our links with the business community by developing and implementing strategies to promote and protect the economic well being of the city</p>
<b>Council Priorities</b>	<p>CO7 – Edinburgh draws new investment in development and regeneration</p> <p>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</p> <p>CO23 - Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community</p> <p>CO24 – The Council communicates effectively internally and externally and has an excellent reputation for customer care</p> <p>CO26 – The Council engages with stakeholders and works in partnership to improve services and deliver agreed objectives</p>
<b>Single Outcome Agreement</b>	<p>SO1 Edinburgh’s economy delivers increased investment, jobs and opportunities for all</p>
<b>Appendices</b>	<p>Appendix 1 – Consultation responses</p> <p>Appendix 2 - The Edinburgh Planning Concordat 2016</p>

Appendix 1

Edinburgh Planning Concordat 2016

Consultation Responses (from consultation In September 2015 and June 2016)

Community Council	Comments	Response
Corstorphine	<p>Recently in the local western area there have been a couple of instances where developers have deviated from the spirit of the concordat.</p> <p>16/00927/PAN by the Ardrossam subsidiary of GVA James Barr for major mixed use development 100m N.E. of 194 Glasgow Rd.</p> <p>Under the PAN on the website only the site boundary outline is shown with verbal description of intended development. There was a staffed public meeting at the Marriott Hotel on 30/03/2016 which I attended but no production of any boards etc. showing indicative plans of intended development which is important for assessing traffic flows, pedestrian walkways, cycle ways etc. Staff were not prepared to provide any details or to indicate when they would be available etc. I asked that such details be made available and posted on the Planning Portal website. A later e - mail has received no reply.</p> <p>To date only a minimum of 6 documents are posted on the Portal with the only plan being of the site boundary. The developer must have prepared detailed layout plans for such a development and they should have been</p>	

	<p>made available for public scrutiny during the PAN consultation process. The preparation of plans etc. is specifically recommended within the terms of the concordat.</p> <p>The other development is 16/00837/PAN by Taylor Wimpey at 195m South of west Craigs cottage for major housing development. In this instance only a site boundary plan is published on the Portal website. At the staffed public exhibition at the Marriott on 28/04/2016 an indicative plan board was produced and staff were willing to discuss - I requested of staff that the indicative plan be posted on the website and later e - mailed but received no reply. The indicative plans were again produced at the unstaffed viewing period at Drumbrae library hub between 2<sup>nd</sup> and 6<sup>th</sup> May. To date no indicative plan has appeared on the Planning Portal website despite requests as indicated.</p> <p>Taking both cases above as examples - developers should provide indicative plans of sites on the Portal website at the earliest opportunity for full public engagement.</p>	<p>In both these cases, the applications are for planning permission in principle so no plans were available.</p>
Cramond and Barnton Community Council	<p>a. The Concordat should set out clear commitments as to how the Council treats submissions by community councils where the community council has sought statutory consultee status. It is our experience that different officers take different approaches to the posting of submissions on the planning portal – sometimes on the ‘documents’ section; sometimes on the ‘comments’ section. It is likely that Committee members give greater weight to documents posted under ‘documents’.</p>	<p>A statement has been included that community councils’ comments are of significant importance.</p> <p>The Concordat now includes this.</p>



	<p>b. The document refers under ‘The Role of the Council’ to ... As part of the decision-making process, it has to consider not just the Plan but other material planning considerations, such as representations from the local community and what weight to give to them. Under ‘The Role of Developers’, the document refers to developers engaging with the community ... so that they have an opportunity to shape it and make constructive suggestions on improvements. This community council’s experience is that constructive suggestions for improvements made to Council staff by the community council on behalf of the community we represent are seldom, if ever, given weight by these officers and do not lead to requirements by the Council for developers to amend their plans and designs. This was our direct experience in respect of the Cammo Fields proposals, where little, if any, of our constructive recommendations were taken on board by the developers or the Council staff dealing with the proposed development. The Concordat needs to commit the planning authority to give greater consideration to constructive observations and recommendations made by community councils on development proposals.</p>	<p>The Concordat is about the processing of applications and is not intended to influence the decision-making process and the weight given to planning considerations. However, a sentence has been added to confirm that pre-application consultation is a material planning consideration and the consultee status of community councils is significant.</p>
Currie	<p>Still feel our concerns ignored and this process is simply a tick box exercise. Nothing changes. Give us real teeth!! We are amateurs amongst a team of professionals. Not an even contest. Reduce developers input and give communities real support. Engagement Fund is, in principle, a great idea.</p>	<p>Comments noted</p>
Fairmilehead	<p>In a recent case the CC had to inform the agent that the local library was not actually local but a good bus ride</p>	<p>The Concordat includes a requirement for the pre-application consultation process to be discussed</p>

	<p>away and not convenient for the area. They rearranged for the local church premises. Also we had to supply a map of suggested coverage for their leaflets. Although this worked to our benefit the developer/agent should have done their homework. The developer's agent was very amenable and keen to get things right. Engagement Fund - It could be that the developers are doing what is expected of them and hence the CCs don't need to apply for funding.</p>	<p>between the developer and the community council.</p>
<p>Gilmerton/Inch</p>	<p>More resources needs to be dedicated to meaningful consultation with the local community - including the short and long term impacts on every aspect of the environment and the much needed infrastructure. To date, this has not been at all satisfactory. First of all, in the Gilmerton Inch Community Council area, the small grant would not even begin to cover printing costs for every area. Next, it's difficult for a small CC to find time and people to organise public engagement - it's difficult enough keeping up with the proposed developments in our area - 9 at present - never mind trying to do the job that, quite frankly, council planning dept should be doing. More resources to engage effectively with all the community including the vulnerable and those who have English as a Secondary Language. Unless there is a commitment to truly engage your constituents, it doesn't matter what you do. You will always reach a half baked conclusion which does nothing to encourage meaningful dialogue.</p> <p>At times the developers have been aggressive, condescending and spout a lot of untruths! We are mainly able to organise public meetings etc but our community council area is too large and the</p>	<p>Pre-application consultation is between the applicant and the community. Whilst the Council can assist with the process, its statutory role is limited</p>

	<p>engagement fund just wouldn't help! They should be forced to meet with parent associations, CCs and community groups to get a broad basis of voices heard. They should NOT be allowed to have the stock answer "if our application fails then we will take it to the reporter and there is a STRONG likelihood that we will win our appeal". WHICH SEEMS TO BE EXACTLY WHAT GOES ON TO HAPPEN IN MOST CASES NEARLY ALL!</p> <p>The Concordat should allow for the members of the public to appeal against planning outcomes. I would like the system to take into account public opinion. The local residents know an area better than the council or developers!</p>	<p>Comments noted</p> <p>The Concordat is not a statutory document and third party right of appeal would require new planning legislation.</p>
Grange/Prestonfield	<p>Having been involved with the drafting of the 2016 Concordat for EACC, the following comments are offered not from EACC but on behalf of this community council having given the matter a bit more thought from a slightly different perspective. Under the Section Heading "The Edinburgh Planning Concordat", in the 2nd paragraph at the end of the 2nd sentence after the words "community councils" add "being voluntary organisations". In the Step by Step Process, in the Pre-Application Consultation Stage, under the "Community Councils will" column change the last but one item to avoid the introduction words "Seek help from the developer" because it is really the developers obligation to get the views of the wider community. Maybe change the introduction wording to "Ensure the developer is aware of any special measures needed in getting etc ". Finally in the same column under "During Processing of the Application" and also "The</p>	<p>This has been added.</p> <p>The aim of this section is for community councils to potentially get help from the developer in getting the views of the wider community. The words have been changed to 'Consider seeking help from the developer'</p>

	Committee Meeting" avoid the use of the words "Make members available" because we can't do that. Maybe instead something like "Ensure members are aware of the arrangements for" in the 1 <sup>st</sup> case and similarly in the 2 <sup>nd</sup> "Ensure members decide who will, if any, represent etc".	These changes have been made.
Marchmont and Sciennes	Perhaps Comm Council members are too busy to think of ways of spending the Engagement Fund money?	
Merchiston	I don't really see the point of these grants since CCs already have funds with which to hire a hall to let local people know what is going on and we also of course hold regular meetings which are open to the public in which planning issues are raised. Developers also hold their own events. Public engagement is basically a very difficult task. People are basically disinterested until it affects them directly. A lot can change between a PAN or PPP and what is finally built, so what's the point? It's the final detail that counts, not the basic idea. Plus developers are just going to do whatever they want, and the planners are just going to let them. It's not really possible for ordinary people to influence the planning process in any meaningful way. In my view it's the planners who are the problem. They ought to listen to public opinion, then mediate that to developers. In my area we ask again and again and again and again for the same thing but are just ignored. This is for more affordable 2-3 bed family homes. But all we ever get are offices, apart-hotels, and student housing. Developers tell us that that's what planners recommend them to build.	Comments noted
Morningside	<u>September 2015 Response</u> – There should be a clearer statement on how the community's views have been	The PAC report is that statement and is submitted with the planning application.

	<p>taken into account prior to the detailed planning application being accepted as legitimate. It is not a balanced coming together of equal partners. Two of the parties have access to almost infinite professional and legal advice. The local community has no significant access to such resources. The professionally represented parties can apply the full working week to the task in hand, with several strands of professional effort running in parallel, to meet stated timescales as necessary. The community representatives are working in odd moments of their spare time. The degree of inequity is breathtaking and something that I have advised Morningside Community Council to have nothing to do with. Expenditure on producing information flyers to the public and hiring of halls has to be done at great speed without waiting for any Council or developer approval. We do not in any way wish to accept tainted funding from the developer/applicant. The funding is not significant.</p> <p><u>June 2016 Response</u> - I have looked at the revised document and it seems little changed. There remains the fundamental imbalance between a very few of us volunteers on the CC, the City's professional planning team, and the manpower resources that a developer can bring to bear on any given application. This can never be a partnership of equals.</p> <p>We lack volunteers, so we cannot agree to "make the necessary resources available" as required by the Concordat. Based on past experiences, the Community Council would rarely be willing to "seek help from the developer in getting the views of the wider community</p>	<p>Comments noted</p>
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	<p>for example by leaflets". The independence of the CC would be too likely to appear compromised.</p> <p>The CC is not in a position to "ensure" anything (as required by the Concordat) when the CC is dependent upon the occasional and part-time involvement and goodwill of a small number of its members. The CC is not in a position undertake to "Make members available to represent the CC at hearings". CCs cannot instruct "staff" to attend.</p> <p>CCs are expected to engage in wide consultation. It appears very strange that there is a clear expectation that this is likely to be by "postcards, leaflets, brochures and mail-shots, and (even) newspaper adverts", when CCs have no source of funding for any of these costly measures. Such measures would quickly run up a bill in the thousands of pounds. (CC is aware that some very limited Council funding can be made available but only if the developer has declined to help. Such funds are quickly exhausted just on hiring a meeting hall.)</p> <p>So, I remain totally opposed to the Concordat and recommend that Morningside CC does not sign up to it.</p>	<p>The wording of this section has been changed as it is recognised this is not always possible.</p> <p>The Community Council Scheme approved by the Council expects community members to represent the wider community. Even without the Concordat, there is that requirement.</p>
Portobello	<p>Overall, Portobello Community Council is of the view that the Concordat is worthwhile and we have signed up to it.</p> <p>Our first 'experience' of referencing the Concordat was 14/03736/PPP where the developer said: "What's the Concordat? Never heard of it"</p> <p>The developer initially refused our request for funding to</p>	

	<p>pay for an awareness / engagement campaign around the planning application although they did relent after talking to the Planning Dept. We applied for and received money from the Engagement Fund in August 2015 to help increase engagement and awareness around the SESPlan Main Issues Report.</p> <p>Where subsequent major planning applications have arisen, and we've received a PAN, we've replied with a list of suggestions where consultation and engagement could be improved during the PAC. For example 15/05835/PAN and PAN 16/02796. The Planning Dept have said: "For many of the points you raise I can only encourage the agent/developer to work with you on these, I cannot formally request them at this time. The concordat refresh is now to be reported to Committee in August."</p> <p>This tantalisingly hints at something which might be coming through in the revised concordat and that doesn't appear to be obvious in the draft.</p> <p>Consequently, our view, based on our experiences are that:-</p> <ul style="list-style-type: none"><li>• The requirement for the developer to be the first port of call in funding awareness/engagement around major planning applications needs to remain</li><li>• The community engagement fund is a necessary and useful fallback and should also remain</li><li>• The overall requirements around PAC engagement / consultation need to be brought</li></ul>	
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	up to date in a meaningful way	Further work is being done with major team planners to look at embedding Concordat principles into working practices.
Queensferry and District	We didn't get proper consultation when the Builyeon Road and South Scotstoun sites were added to LDP at the last minute but things are going better now regarding consultations. I am hoping that the Placemaking tool is going to help with the pre-application stage. Engagement Fund - to be honest I didn't really know much about this but will look into it more and I'm sure we will be using in the future. I want to make sure that developers and council officials do listen to the community and answer concerns and work with all the community regarding developments.	Comments noted
Ratho and District	<u>September 2015 response</u> – IBG and airport hotels generate no community interest. However, local housing proposals do. We do not always get feedback from the developers on how the PAC has gone, which would allow us to improve on community involvement. It would be better if developers would briefly consult with us informally about the community consultation event before advertising, as they may not have local knowledge of what would involve residents, or the best place to hold the event. It sometimes feels as if the paper or email feedback is structured to get the answer a developer wants. Some residents do not necessarily have a particular view and feel it is a waste of time giving their opinion. However, it is recognised that developers need to demonstrate involvement so perhaps a format of feedback acknowledging attendance (with sufficient space for comment for residents if they want) would get round that. Developers are usually willing to leaflet neighbouring households of	The PAC report is basically the feedback and is submitted with the planning application.  This was in the 2013 Concordat and remains in the new one.



	<p>PAN, so we have not had the need for the fund. However, one or two have been reluctant to publicise the event widely but we have been able to publicise the event locally. It is actually at the planning stage that residents are most interested and that is when funding is required. However, we acknowledge that bias is likely so extending funding for this would require guidelines. Development Plans are of no interest to the majority of residents. This is because they are perceived as full of planning jargon and of no immediate relevance. Developers should discuss the arrangements with community councils for public exhibitions before submitting the PAN. This includes dates and venues and notices. The Council should ensure that developers are aware of the Concordat which they did not all seem to be initially. Clearer arrangements for consulting with community councils as distinct from the public exhibition. Where we have had feedback meetings after the event these have proved useful all round.</p> <p><u>June 2016 response</u> - In general we are supportive of the aims and objectives of the Concordat but our recent experience has created much scepticism and mistrust about some developers' commitment to its cause. In Ratho, for example, we, as a small Community Council with limited resources, are currently struggling to engage with the wider community about four disparate speculative developments (total in excess of 600 houses at Appeal, PAN and PPP stages) submitted by developers who seem driven by commercial gain rather than the principles of "Placemaking". Whilst we eagerly await the emergence of the new Local Development</p>	
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	<p>Plan, the current free-for-all attitude by some developers is generating considerable strain on communities and community councils and, whilst we make best endeavours against the commercial might of developers and their agents, we are totally dependent on the planning system to provide protection to our communities and our already over-loaded public facilities and poor transportation infrastructure. Without a clear commitment by all developers to sign up to the Concordat it will serve little purpose in supporting your Council and beleaguered Community Councils to achieve its desired end.</p> <p>On specific aspects of the draft I offer the following comments:</p> <p>Page 3/4 - Promoting Placemaking  <i>"At pre-application stage, the use of the Place Standard Tool and development briefs can be used to empower communities to get involved....."</i>  <b>This is meaningless "planning speak" which fails to understand the difficulty in engaging communities in this level of debate.</b></p> <p>Page 4 - Role of Developers  <i>"Developers should welcome this and work constructively in line with the Concordat"</i>  <b>Agreed. In practice not all developers appear to be aware of the document and others pay scant attention to it!</b></p> <p>Page 5 - The Role of the Council  <i>At the pre-application stage, the Council can encourage</i></p>	<p>The Place Standard Tool is only one way of getting communities involved but the wording has been changed in the final draft.</p> <p>Noted</p>
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	<p><i>ways of developers and community councils working together.</i></p> <p><b>It would be helpful if policy implications of the development proposal was disseminated to the Community Council as each planning application is submitted - what arrangements are available for this?</b></p> <p>Step by Step Processes:</p> <p><u>Pre-Application Consultation Stage</u></p> <p><i>Page 5 - Developers will request an early meeting with relevant Community Council - <b>we have never received such a request.</b></i></p> <p><i>Page 6 - The Planning Authority will inform the Neighbourhood Partnership of the PAN and seek views - <b>We are not aware that this has happened in the past. Is this a new proposal and, if so, can you please clarify the intended role of the Neighbourhood Partnership in this process?</b></i></p> <p><i>Page 7 - Developer to let Community Council see a draft of the PAC report for comment. Community Council to review the draft PAC report promptly flagging up any disagreements. - <b>This has never happened in our experience.</b></i></p> <p><u>During the Processing of the Application</u></p> <p><i>Pages 8/9 - Community Councils will attend briefing sessions on progress of the application if required. <b>We as</b></i></p>	<p>The Pre-application Report that goes to the DM Sub sets out the policy implications and the Concordat has been amended to make this clear.</p> <p>Noted</p> <p>This is done at present but it is largely for notification purposes. There are rarely any responses. The process does form part of the Neighbourhood Partnership Protocol but this will be reviewed under new Locality working procedures.</p> <p>This has been changed to optional and it would be agreed when the consultation is initially discussed with the developer</p>
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	<p><b>a Community Council have never been afforded this opportunity and we have to rely on our own regular website searching to obtain application updates.</b></p> <p><i>Page 9 - Community Councils will make members available for attendance at the site visit if desired. It would be helpful to clarify the role and authority of the Community Council representative at site meetings.</i></p> <p><u>After the Decision</u></p> <p><i>Page 10 - The Community Council to complete survey requests on the community engagement exercise so that the planning authority can monitor the success of the process - <b>we have never been asked to undertake this response.</b></i></p>	<p>Further work is being done with major team planners to look at embedding Concordat principles into working practices.</p> <p>It has been clarified that this is observer status.</p> <p>A new survey is being prepared.</p>
Southside	<p>We would very much like to support the work of the Planning Department and engagement work suggested within the Concordat. We believe that close engagement with the community is certainly the way to achieve a better living environment for all, with better planned developments and better communities. The aim of the Concordat is therefore noble.</p> <p>However, we have reservations as to how the Community Council can fulfil that role without adequate resources. Community engagement requires a lot of manpower, time and money. It was noted that at the same time as the Concordat was published, the Community Engagement Fund was abolished. Although it may have been a long administrative process to apply for the fund, it was nonetheless available for Community Councils who wished to participate; it is now no longer</p>	<p>As there have only ever been 2 applications for the Fund, it is difficult to justify its continuation. However,</p>

	<p>available.</p> <p>We note that the developers are supposed to contribute to the costs of printing of flyers and other outlays. However we have no effective means to deliver the printed flyers, nor do we have the time or money to properly consult the local residents. Information distribution is only one aspect of community engagement, and much further work would be required if surveys (with meaningful /representative results) or meetings are to be organised. These will require more than volunteered time and efforts in order to be successful. It is essential however, to engage in such consultation work to really understand the community needs and vision that ought to be included with developments, not just flyer and website presence which is mainly a one way communication. We also note that there are no timescales mentioned for these consultations and meetings. While we would endeavour to contribute, and do our best to encourage community engagement, if we are not given a sensible time frame to do so, a developer might approach us at the last minute asking for a decision, and our response would not perhaps truly reflect the views of the local community.</p> <p>We would suggest a minimum timescale of 9 weeks overall at the pre-planning stage; 6 weeks of intensive pre-planning engagement, (meetings, surveys, engagement event with developer etc) which should only start 3 weeks after the initial flyer/website information/publicity release. The developer should therefore make their initial approach to the Community Council, to ask for such engagement, at least 12 weeks in advance of developing a scheme for planning</p>	<p>this is a decision for the Planning Committee.</p> <p>The statutory timescale for pre-application consultation is 12 weeks before an application can be submitted. It is difficult for the Concordat to be prescriptive as each scheme is different. The new Concordat suggests a 2 stage consultation process with community councils but does not specify timescales as this needs to be flexible and subject to agreement. Good developers will agree to the level of engagement suggested but not all community councils will be resourced for this level of engagement.</p>
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	<p>purposes. There should also be the opportunity to see the scheme after it has been reconsidered with the community suggestions - which may mean a review meeting with the community at the end of the engagement process drawing up conclusions of meaningful suggestions and another meeting when the developer has made their considered response in scheme amendments as necessary. This could be a helpful timeline to suggest to the developers, as well as the Community Councils and Planning Department to all work together with the same frame of mind, to plan in the early engagement process as part of this Concordat. We would like to reiterate that we strongly support the proposal for planning engagement with the community, although an increase in scope of work will require appropriate matching funding, resources and attainable timescales indicated as part of a workable plan.</p>	
Tollcross	<p>We favour such a concordat as it tends to define realistic expectations of service provision for most stakeholders. However we have the same criticism of this draft as of the previous Concordat. That is the unrealistic expectations of the ability of Community Councils to fulfil all the stated obligations as they have neither the financial nor the manpower resources. This represents a rather negative view of the Concordat but not with its principles of wanting better public engagement. The 2013 Concordat did make the point about CCs limited resources in several places but that has been dropped.</p> <p>Producing a document like this makes it appear that wide and regular public consultation is taking place. This might be feasible in some Community Councils where there are hardly any planning applications. In the</p>	<p>The role of the community council has been changed to reflect this.</p>

	<p>Tollcross area there are hundreds of planning applications every year with many major applications. There are developments worth hundreds and hundreds of millions of pounds. Last year there were six major developments.</p> <p><b><u>More Specific Points;</u></b></p> <ol style="list-style-type: none"> <li>1. <i>'Ensure local communities are fully involved in the Development Plan process especially at Main Issues Report stage.'</i> This would be a very large exercise which is currently undertaken by the Council. Is it really feasible for 44 CCs to be undertaking this consultation exercise? Incidentally, one mailshot would use all our annual financial resources.</li> <li>2. <i>'Review the draft PAC report promptly flagging up any disagreements. Copy the Planning Authority into the final response to the developer.'</i> This may be about to change but we do not get to see this report until it is added to the papers on the website, during the 21 day period for responses.</li> <li>3. <i>'Ensure that the wider community view is sought as part of the community council's response to the application.'</i> We make every effort to gain public opinion but it is not feasible to carry out this level of public engagement suggested in the Concordat. We often do not even have a scheduled Community Council meeting in the twenty one day period for responses, let alone have the capacity to carry out the sorts of activities listed in Appendix 1 of the Concordat. The references to the wider community and a</li> </ol>	<p>This could include posting details on the CC website or social media to make the community more aware.</p> <p>This has been changed to optional and it would be agreed when the consultation is initially discussed with the developer</p>
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	<p>diverse range of local opinions suggest we should be consulting with residents, students workers, tourists etc. This is patently not feasible.</p> <p>4. The CC is expected to seek help from the developer in getting the views of the wider community, the developer is required only to provide assistance to the CC to publicise the proposals to the wider community which is not the same as helping with getting the wider community's views.</p> <p>There is a feeling that producing a document like this, in some way absolves the Council of its statutory and non-statutory duties in the realm of public engagement. We are happy to try our best to increase public involvement in the spirit of this Concordat but were we to agree to all these duties we would use all our resources and more and planning is only one of many of our roles. Other Council Departments (and other agencies) are also pushing the public engagement responsibility down to CCs. In the last year we have been asked to consult on at least a dozen policies and strategies and have not been able to cope with them all.</p> <p>The increasing levels of community engagement, and indeed empowerment mentioned by the new Scottish Government, will require a concerted effort to achieve and such activity will require resources.</p>	<p>More and more CCs now have website pages and use social media. These could be used to get the wider community view.</p> <p>Seeking help from the developer could be even helping set up a webpage for public comment and paying for leaflets</p> <p>The pre-application consultation process is essentially between the applicant and the community and the Concordat is seeking to smooth this process.</p>
West End	The revised version appears to cover very well all the points raised at any discussions I have attended. Other members of WECC have no particular comments to make.	



	I note the inclusion of an opportunity for CCs to "include a review of the Pre-Application Report within the consultation response". This is welcomed.	This has been changed to optional and it would be agreed when the consultation is initially discussed with the developer
<b>Development Industry</b>	<b>Comments</b>	<b>Response</b>
Edinburgh Property Federation	<p>We welcome the encouragement given to community councils to work collaboratively with developers while bearing in mind that if a proposed new development complies with the Development Plan, it is likely to be approved.</p> <p>It would be helpful to have clarification on what is meant by planning authorities making sure they provide sufficient support to community councils in understanding the proposals and what the policy implications are. Clarification would also be helpful on what is intended by developers providing assistance to the community council to understand the proposals and publicise the proposals to the wider community.</p> <p>Scotland's Real Estate industry has undergone fundamental structural change and sourcing and structuring capital for development projects has never been more difficult. We rely on international investors to see the potential of Edinburgh ahead of other European opportunities. However, Edinburgh is being increasingly seen by some as a difficult city to do business and Edinburgh developments now compete for the attention of Investors with projects across Europe.</p> <p>We note at page 8 of the concordat the Planning Authority will automatically consult community councils</p>	<p>The section on the Role of the Developer has been expanded to clarify this may mean helping with leaflet drops and the step by step process has been amended to clarify this means having people at the public events who can help to explain the proposals.</p>

	<p>on major applications and agree to extensions of time where required. There is also a reference under the pre-application consultation stage on the conclusion of the PAC exercise that developers should let the community council see a draft of the PAC report and allow a short period for comments. In suitable cases, it is suggested that there should be a discussion with the community council as to whether a short period of re-consultation would be appropriate. A key concern of our members is that delays can and do add considerably to project costs and it is critical that Edinburgh remains positive and open to business. Any extensions to time must be controlled appropriately.</p>	<p>This has been changed to optional and it would be agreed when the consultation is initially discussed with the developer</p>
GVA Grimley	<p>In overall terms we welcome the publication of the revised Planning Concordat. It provides clear introductory text about the planning process and helpfully defines the Concordat as a <i>'process map'</i> of how developers, community councils and the Council can work together when a Major development is proposed. The release of this updated version is considered timely, given the recently issued report "Empowering Planning to Deliver Great Places", which includes a range of recommendations, with some of them complementary, to deliver a more efficient, better resourced and more inclusive planning system. We note that the outcomes of this latest reform process may have some bearing on the final content of the Concordat and therefore suggest that its finalisation should firstly await the outcome and decisions of the Scottish Ministers in this regard, as this will help to ensure greater consistency for these processes in the future.</p>	<p>The Concordat will be kept under review for any significant changes which may affect it.</p>

	<p>In terms of our specific comments on the document, Chris Stewart’s presentation at the EDF, referring to findings of the Scottish Property Federation, underlined the urgency of Edinburgh needing to improve its competitiveness as a location which can still attract investment for development projects from international funders in a market which has undergone fundamental structural change since recession. To this end it is important to keep the last sentence of the Concordat’s first paragraph as drafted, <i>‘As a world-renowned city increasingly Edinburgh has to compete internationally to attract the inward investment it needs.’</i> Perhaps you might add a second sentence afterwards, <i>‘This investment is vital to the funding of development projects which make significant contribution towards enabling sustainable economic growth in the capital city.’</i></p> <p>We agree it is useful for the document to acknowledge the realities that <i>‘not everyone wants development’</i> and <i>‘tensions can arise,’</i> but that <i>‘Getting the balance right is difficult but important.’</i> We also welcome the Council’s intention, <i>‘All parties have a responsibility to be <u>well informed</u> and <u>respectful</u> when making an input into new development.’</i></p> <p>As regards the role of Community Councils, we are not opposed to the principle of increased emphasis on their representing the view of the <i>‘wider’</i> community when new development is proposed, rather than only a few, or even singular, voices. This chimes with their role and responsibility as a statutory consultee to</p>	<p>This has been added</p>
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	<p>represent the whole community. It may be possible in some circumstances for applicants to assist with funding the Community Council's own wider engagement. However, it would seem fair for the applicant to have some say in the related format and material as this still relates to their own development project around which impartiality in consultation would be reasonable to expect, minimising the perceived risk of doing so. Indeed we would suggest Community Councils should be neutral at least until they have engaged with a fair level of representation of their local area. Indeed, we consider that evidence of the vote of the community should be required as part of their representation.</p> <p>Rather than Community Councils being sent the developer's draft PAC Report for comment prior to submission of a planning application, and even allowing further periods of '<i>re-consultation</i>' as proposed, we would suggest that Community Councils can comment on the PAC Report as part of their representations on a planning application. This is because it would genuinely cause further delay to the planning process. Also, PAC reports are mainly fact based, reporting on the results of surveys at events and detailing changes to the scheme which have been made in response, therefore it is most appropriate for the developer to write this. Perhaps a better option might be to require Community Councils to offer initial views at an event (or shortly after) with input from locals and being balanced in their views, or send a number of questions / suggestions which require to be answered within the PAC report? Furthermore, we welcome the measures for meeting and engaging with Community Councils, ideally as early as possible in the</p>	<p>The content of the consultation exercise would still be the responsibility of the applicant.</p> <p>This cannot be required through the Concordat</p> <p>This has been changed to optional and it would be agreed when the consultation is initially discussed with the developer</p>
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	<p>process.</p> <p>Lastly, we would hope to see an increased focus on developer's PAC reports within Planning Officers' committee reports, and for the PAC report to be considered as a material part of the determining process. Presently we find little attention, if any, is given to them, with little reference to their outcomes, despite the significant resource which clients put into consultation activity.</p>	<p>The materiality of the PAC report has been emphasised in the new Concordat. However, reports on major planning applications are already long and including details of the PAC outcomes would make them longer. There was little support for this in discussion with the major teams.</p>
<p>Homes for Scotland</p>	<p>We welcome the Edinburgh Planning Concordat as a positive and collaborative approach to speed up the planning application process and we support the transparency of the document preparation process, and its aims. We are particularly pleased to see the useful references to the statutory planning system, helping community councils and others to understand the presumption that if a development is compliant with the Development Plan, it should be approved unless there are particular planning reasons as to why it should not be approved. Many of the suggestions within the Concordat are currently undertaken by our Members and are best practice.</p> <p>There are a couple of points within the draft document on which we would seek further clarification:</p> <ul style="list-style-type: none"> <li>- The draft (under page 3, paragraph 5) states that Community Councils should aim to ensure local communities are fully involved in the Development Plan process, particularly at MIR stage. We agree that this is an important role for Community Councils, but would also argue that this is an important role for the planning</li> </ul>	

	<p>authority as well, and that the document could be amended to reflect this.</p> <ul style="list-style-type: none"> <li>- We support the section on the role of Community Councils but would like to see clear wording to express the importance of Community Councils being truly representative of the community views.</li> <li>- In the sentence at the top of page 5 under the section of the Role of the Council, the draft states that “the council also has to make sure it provides sufficient support to community councils in understanding the proposals...”. It would be useful to have some clarity on what “sufficient support” actually entails, and assurance that while support is of course necessary to community councils, that this will not add any delays to the processing of the application.</li> <li>- In the final bullet on Page 6 in the left column under the role of the Developer, the draft states that the Developer will “provide assistance to the community council to understand the proposals and publicise the proposals to the wider community”. It would be useful to have clarity on what assistance is expected of the applicant, and whether this is expected to be monetary, or in spending time with community council representatives. We agree that the community council must adequately understand the proposals in order to represent the community and make any comments on proposals, but again we would not like to see this stage adding any delays to the application</li> </ul>	<p>This has been added.</p> <p>This is noted but representing the community views is the greatest challenge for community councils and is often difficult to fully achieve. There has to be an element of trust that office bearers know their areas.</p> <p>The aim is not to add delays but to promote the wider engagement needed for these schemes. The text has been amended to clarify this.</p> <p>Monetary assistance is not expected and the concordat clarifies this may be help with leafleting or setting up websites for public comment. We would expect time to be spent with community councils discussing and explaining the proposals.</p>
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	<p>process.</p> <ul style="list-style-type: none"> <li>- We would like some clarity on the final bullet in the blue section on page 7 under the Developer column – whilst we support the collaborative working between the applicant and the community council to ensure that the proposals are understood, we would not like to see any delays to the application determination process brought in through this paragraph whereby the applicant would let the community council see a draft of the PAC report and allow time for comments, and the potential for a period of re-consultation. We acknowledge that some of this already happens as good practice, but would not like to see any delays being built into the determination period unless extreme circumstances indicate that this is necessary.</li> <li>- Again in terms of unnecessary delays, we would like to have some clarity on the planning authority agreeing extensions of time where required to community council (bullet 2, column 3, page 8). We understand that this does already happen in some cases, and we would like to remain flexible to ensure that community councils have the time within their meeting schedules to respond to planning applications, but would like to make sure that this does not negatively impact the determination period for the application.</li> </ul>	<p>This has been changed to optional and it would be agreed when the consultation is initially discussed with the developer</p> <p>This does already happen in practice but timescales involved are relatively short.</p>
Edinburgh Civic Forum	<ul style="list-style-type: none"> <li>• A flow chart of the process should be included</li> <li>• There should be more about the development industry's responsibilities in the Concordat</li> </ul>	The Concordat has been amended to take these points into account
Edinburgh	<ul style="list-style-type: none"> <li>• Handling of the technical requirements of</li> </ul>	<ul style="list-style-type: none"> <li>• The Concordat has been amended to take this</li> </ul>

Development Forum	development should be carefully considered by community councils <ul style="list-style-type: none"><li>• Reference to climate change and sustainability should be included</li></ul>	point into account <ul style="list-style-type: none"><li>• Sustainable economic growth has been included</li></ul>
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# The Edinburgh Planning Concordat 2016



## Introduction

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Edinburgh is a growing City and faces challenges to provide homes and jobs for the communities of the future. Protecting its natural and built heritage is a top priority and the planning system is in place to guide the development we need to make Edinburgh economically successful now and in the future. As a world-renowned city, increasingly Edinburgh has to compete internationally to attract the inward investment it needs. This investment is vital to the funding of development projects which make a significant contribution towards enabling sustainable economic growth in the capital city.

It is acknowledged that not everyone wants development, especially in their own area, and tensions can arise. Sometimes there can be a conflict between shorter term gain and longer term aspirations. However experience has shown that when developers, communities and the Council work constructively together when new development is proposed, better places can be created. Getting the balance right is difficult but important.



## The Planning System in Scotland

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The planning system is used to make decisions about the future development and use of land in our towns, cities and countryside. It considers where development should happen, where it should not and how development affects its surroundings. The system balances different interests to make sure that land is used and developed in a way that creates high quality, sustainable places.

There are three main parts to the planning system:

- Development Plans - The planning system in Scotland is plan led. The plans set out how places should change into the future.
- Development Management - This is the process for making decisions on planning applications. Legislation requires that decisions on planning applications be guided by policies in the development plan.
- Enforcement - This is the process that makes sure development is carried out correctly and which can be used to take action when it has not

The planning system is grounded in law and the Planning etc. (Scotland) Act 2006 created a hierarchy of developments across the country defined as National, Major and Local. You can find out more about what sort of development is in each hierarchy and the Scottish planning system in general on the Council website in the Community Councils and Planning pages and on the Planning pages of the Scottish Government website. Community councils can use these links to get a better understanding of how planning works and their role in it. This upskilling of planning knowledge will help when it comes to making an input into the major development process.

## The Edinburgh Planning Concordat

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National and Major developments are those of the greatest importance to communities and have a greater level of consultation and scrutiny than Local Developments, with a different pre-application and determination procedure, although of course Local Developments can have a considerable neighbourhood impact.

The Concordat is essentially a way that developers, community councils and the Council can work together when a Major development is proposed. It builds on the Concordat of 2013. A flow chart can be found in Appendix 2. It assumes that all parties will make the necessary resources available to meet the different stages in the process although it is recognised that this may be difficult for some community councils, being voluntary organisations. Early engagement with communities is the key and the Concordat promotes this as a top priority.

There are two stages in the major development process. Firstly, a requirement for statutory pre-application consultation under the Proposal of Application Notice (PAN) process at pre-application stage. This refreshed Concordat aims for more discussion between developers and community councils at early pre-application stage. This will then make the formal PAN process of the pre-application stage more meaningful. Developers can do more to help community councils at this stage and Appendix 1 sets out ways of engaging more proactively.



The second stage is the actual planning application and the Concordat sets out how all parties can work constructively together.

The Concordat does not include details of community involvement in the Development Plan process. There are separate processes for this but community councils should be aware that in a plan led system there is a presumption that if development complies with the Development Plan, it should be approved unless there are particular planning reasons why not. The opposite applies if it does not comply with the Development Plan. Community councils should aim to ensure local communities are fully involved in the Development Plan process as this will then set the decision-making framework for the major development proposal and whether it is acceptable or not.

The Concordat is a working document and not all community councils or developers will want to make use of it. However, it is the way that the Council wants to promote good working relationships when major development is proposed and it is hoped it will be viewed positively by all. All parties have a responsibility to be well informed and respectful when making an input into new development.



## Promoting Place-making

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Place-making is about delivering good places. The Scottish Government sees the Planning system as being instrumental in the delivery of good places. Policy statements - Creating Places, Designing Streets, Designing Places and the introduction of the Place Standard have all provided advice and tools for local authorities in taking forward this objective in the face of climate change and sustainability challenges.



Good place-making happens when all parties work together constructively and the Concordat can play a part in this process by putting the mechanisms in place for those lines of communication. At pre-application stage, the use of the Place Standard Tool and development briefs can be used to get communities involved in discussing what is needed to make improvements and, in tandem with formal planning application processes, create places that local people can enjoy.

## The Role of Developers

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The development industry builds homes, shops, offices, hotels and other buildings that successful growing cities need. But development is not at any price and positive and meaningful engagement at both the pre-application and application stage of the development process can lead to a smoother and quicker result which communities are happier with.

Many community councils welcome early engagement on major development proposals so they have an opportunity to shape it and make constructive suggestions on improvements. Developers should welcome this and work constructively in line with the Concordat. They should arrange an early meeting with the community council to discuss pre-application consultation and the processes around this. It is the responsibility of developers to make sure they do engage positively with the local community and take all reasonable steps to amend their proposals to reflect the community's views. With this in mind, developers should seek to assist community councils with wider engagement exercises by, for example, paying for leaflet drops or helping community councils to set up website pages for the consultation.

## The Role of Community Councils

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Community Councils have a vital role to play in representing the views of the wider community when new development is proposed. Many communities welcome development which makes a positive input to their local area but understandably have concerns about the potential impacts of major development on roads, schools and other infrastructure. The Concordat encourages community councils to work collaboratively with developers bearing in mind that if it does comply with the Development Plan, it is likely to be approved. Where areas of concerns remain, it may be that the developer can allay these through constructive discussion. The Concordat does not expect community councils to liaise with developers if the local community is fundamentally opposed to the development but expects community councils to make sure those are the views of a diverse range of local people. However, it is recognised that community councillors are volunteers with limited resources and this may be difficult and they are encouraged to seek help from the developer in engaging widely with their communities.



## The Role of the Council

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The Council is the Planning Authority and is responsible for preparing the Development Plan and for assessing development against it. Engagement with community councils is an important part of these processes. As part of the decision-making process, the Council has to consider not just the Plan but other material planning considerations, such as representations from the local community, and what weight to give to them.

At the pre-application stage, the Council can encourage ways of developers and community councils working together. Part of the job of planning officers is to advise developers how their development can comply with the Development Plan. The Scottish Government, through Scottish Planning Policy, expects planning authorities to be positive about development opportunities as the economic resilience of the country is dependent on such development.

The Council also has to make sure it provides sufficient support to community councils in understanding the proposals and what the policy implications are. It does this by preparing a pre-application report to the Development Management Sub-Committee setting out the issues to be addressed when the application is submitted. Finally, the Council has to take seriously whether the proposals have taken community opinion into account and this should be seen as a material planning consideration when determining the application. In particular, the role of the community council as a statutory consultee should be given significant importance. Planning officers are encouraged to offer to meet community councils to explain the planning issues around proposals.

## Step by step process for major applications

Before the proposal of application notice stage (pre-application advice)		
Developers will:	Community councils will:	The Planning Authority will:
Request an early pre-application meeting with the relevant Planning and Transport team manager ensuring sufficient information is provided for an initial assessment. Formal request EIA screening.		Respond positively to initial meeting requests provided sufficient information is provided. Give early advice on general principles. Respond to EIA screening requests within 28 days.
Request an early meeting with the relevant community council ensuring sufficient information is provided for comments.	Consider meeting requests from the developer to discuss general principles and give initial views in so far as able to on the information provided.	

Formal pre-application consultation stage		
Developers will:	Community councils will:	The Planning Authority will:
Supply project information including details of lead consultants and agree to a processing agreement. Ensure this is signed promptly when agreed.		Provide lead officers to discuss project details and draft a processing agreement for discussion.
Provide an outline plan for the Pre-Application Consultation (PAC). Consult and seek advice from community councils and/or local interest groups at an early stage to ensure proposed community engagement is practicable. Agree key dates with the community council. Agree whether the draft PAC report will be shared for comment before submission of the application.	Assist with a plan for pre-application consultation with the local community and agree key dates with the developer. Decide whether you want to review the draft PAC report and discuss this with the developer.	Provide guidance on pre-application consultation and encourage the developer to engage early with the local community council.
Submit the Proposal of Application Notice on the agreed date and with agreed community consultation events	Advise the Council if additional consultation is required and why. Suggest any other changes.	Consult with the community council and advise the developer what additional consultation is needed.
Agree any additional community engagement required by the Planning Authority		Inform the Neighbourhood Partnership of the PAN and seek views

Formal pre-application consultation stage		
Developers will:	Community councils will:	The Planning Authority will:
	Discuss ways of engaging with the wider community to seek views e.g. website, social media.	Convene early meetings with key agencies / consultees to scope information requirements.
When requested, arrange for presenters to attend the Edinburgh Urban Design Panel meeting and to prepare presentation materials.		Identify whether the proposals would benefit from a design review by the Edinburgh Urban Design Panel and advise the applicant at least three weeks before the relevant panel meeting.
When requested, prepare information to assist the preparation of a Pre-application report for the Development Management Sub-committee		
Provide assistance to the community council to publicise the proposals to the wider community (see possible methods of engagement)	Consider seeking help from the developer in getting the views of the wider community - e.g. leaflets, website, social media	

Formal pre-application consultation stage		
Developers will:	Community councils will:	The Planning Authority will:
Provide knowledgeable consultants at any consultation event to respond to questions and help communities understand the proposals.	Assist the developer in advising on public meetings/exhibitions, if required. Ultimately ensure the views of the community council represent the wider community view and make comments to developer accordingly	
On the conclusion of the PAC exercise, let the community council see a draft of the PAC report if this has been agreed in advance and allow a short period for comments. In suitable cases, discuss with the community council whether a short period of re-consultation would be appropriate.	Review the draft PAC report if it has been agreed in advance that this will be shared and promptly flag up any disagreements. Copy the Planning Authority into the final response to the developer.	

When submitting the planning application		
Developers will:	Community councils will:	The Planning Authority will:
Ensure that the application is submitted on the agreed date in the Processing Agreement and that all agreed information is present		
Arrange for as much material as possible to be submitted electronically to enable speedy registration and publication on the Planning and Building Standards Online Services		
Submit a pre-application consultation report which fully reflects the community engagement process and explains where appropriate scheme amendments have been made, to take the community's views into account		
Offer the community council a meeting to discuss the application. Be prepared to provide hard copies of key information to assist community councils in consulting with their communities	Consider whether a meeting with the developer or planning authority would assist the community council	Offer a meeting with the community council to discuss the submitted application – content and timescales

During the processing of the application		
Developers will:	Community councils will:	The Planning Authority will:
Provide updates as set out in the processing agreement on progress with any requests for additional information/ changes. Ensure extra information is provided within the timescale set		Provide updates to the agent as set out in the processing agreement on progress with consultations, feedback on the proposals and any requests for additional information / changes.
Assist the community council with any information requests including sets of drawings/ EIA and CDs.	Ensure that the wider community view is sought as part of the community council's response to the application.	Automatically consult community councils on major applications and agree to extensions of time where required. Post any responses as consultations rather than comments
Attend application progress meetings as set out in the processing agreement.	Attend briefing sessions on progress of the application if required.	Attend application progress meetings as set out in the processing agreement. Arrange briefing sessions for CCs and members as appropriate.



## During the processing of the application

Developers will:	Community councils will:	The Planning Authority will:
Revisit the Processing Agreement at 21 days in, to refresh dates and tasks and agree amendments.	Submit its comments on the application within the required timescale. Include a review of the Pre-Application Report within the consultation response. Any technical assessments should be provided in so far as they are professionally able to do so.	Revisit the Processing Agreement at 21 days in, to refresh dates and tasks and agree amendments.  Keep the community council up-to-date with any amendments to the scheme and how they might be publicised
Once the period for consultation has closed, allow planning officers time to fully consider and assess the proposals without undue interruption.	Once the period for consultation has closed, allow planning officers time to fully consider and assess the proposals without undue interruption.	
Make professional staff available for attendance at the site visit if this is required.	Ensure members are aware of the arrangements for attendance at the site visit as an observer, if desired.	Arrange for the committee to visit the site prior to the Committee meeting if this is required.

## The Committee Meeting

Developers will:	Community councils will:	The Planning Authority will:
Where a hearing is proposed, make a team available to attend the hearing and present to committee members. Prepare appropriate graphic, 3D etc material for hearings.	Ensure members decide who will, if any, represent the community council at the hearing.	Make procedural and timetable information available through committee services when a hearing is proposed

## After the decision

Developers will:	Community councils will:	The Planning Authority will:
Arrange for the early conclusion of the legal agreement and arrange for the discharge of conditions as set out in the processing agreement.		Process the request for a legal agreement quickly and advise the lawyers on the wording of the planning obligations.  Undertake conditions monitoring.
	Sign up to the Planning and Building Standards Portal to track changes or save searches for future updates.	Consider taking the application back to Committee if the legal agreement has not been concluded within the agreed timescale  Advise those who made comments on the outcome of the application
Complete survey requests on the community engagement exercise so that the planning authority can monitor the success of the process	Complete survey requests on the community engagement exercise so that the planning authority can monitor the success of the process	Monitor the effectiveness of community engagement

## APPENDIX 1

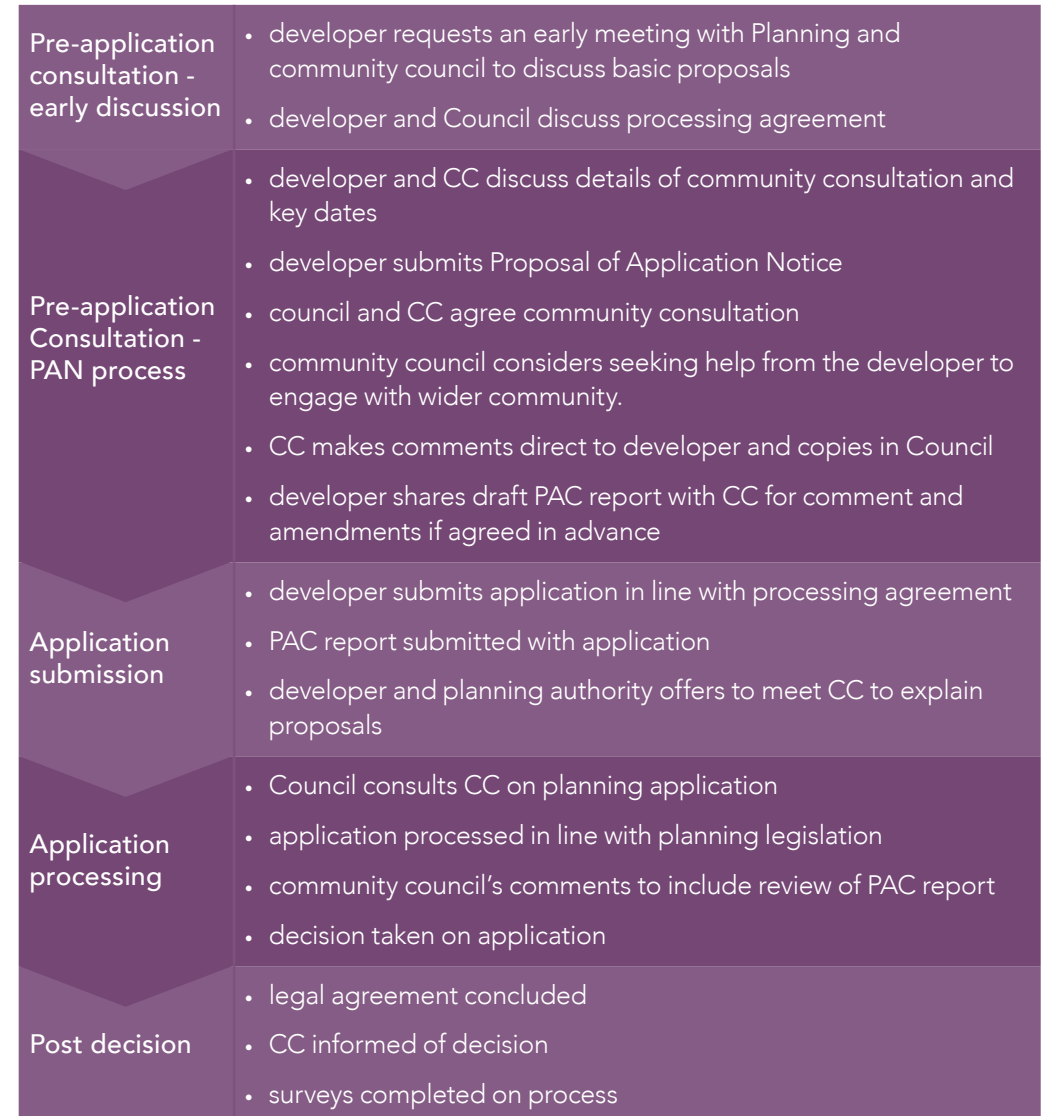
### Menu of Possible Methods of Engagement

- Distribution of information, for example postcards, leaflets, brochures and mail shots to postcode area.
- Use public notice boards in shop windows, GP surgeries, places of worship, such as churches, community and sports facilities where people congregate.
- Use e-participation through web sites and social media such as Facebook
- Use of the media to raise awareness – Newspaper adverts/articles/radio.
- Public stalls/street stalls – for example within a shopping centre, or at a market.
- Public meetings, exhibitions, roadshows, workshops and focus groups.



## APPENDIX 2

### Flow Chart of the Major Development Process



# The Edinburgh Planning Concordat 2016



# Planning Committee

10am, Thursday 11 August 2016

## Old Town Conservation Area - Review of Conservation Area Character Appraisal

Item number	9.1
Report number	
Executive/routine	Executive
Wards	City Centre

### Executive Summary

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This report seeks approval of the revised Old Town Conservation Area Character Appraisal, in draft, for consultation. This has been developed in the new style of appraisal. The content has been updated to reflect changing issues in the area, and the community's views and concerns.

The consultation will consist of information presented on-line with a feedback form, and an exhibition and information events in the Central Library, with officers on hand to discuss and explain the appraisal.

### Links

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Coalition pledges	<a href="#">P40</a>
Council priorities	<a href="#">C09, C012</a>
Single Outcome Agreement	<a href="#">SO4</a>

## Old Town Conservation Area - Review of Conservation Area Character Appraisal

### 1. Recommendations

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- 1.1 It is recommended that the Committee approves the attached revised Old Town Conservation Area Character Appraisal, in draft, for consultation.

### 2. Background

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- 2.1 Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect the character of a conservation area.
- 2.2 On 3 October 2013, the Planning Committee approved a programme of review of Edinburgh's conservation areas. Six priority conservation areas were identified - Portobello, Grange, Inverleith, Queensferry, Morningside, and Merchiston and Greenhill. Revised character appraisals for Grange, Inverleith and Queensferry have since been completed and the Portobello Conservation Area Character Appraisal has been approved in draft for consultation. The appraisals for Morningside and Merchiston and Greenhill will be progressed following the revision of the Portobello Character Appraisal and the completion of work on the Old Town and New Town Character Appraisals. The latter two revisions have been prioritised to support the review of the Edinburgh Old and New Towns World Heritage Site Management Plan.

### 3. Main report

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- 3.1 The revised Conservation Area Character Appraisal is intended to reflect changes, including the impact of new development, that have occurred in the Old Town since the previous Appraisal was published in 2000. It aims to focus more on the analysis of character and townscape, and guide decisions more clearly.
- 3.2 Early engagement with the community to inform the draft Appraisal consisted of an on-line survey relating to new developments in the Conservation Area within the timeframe of the existing character appraisal. The consultation ran from 31 May to 27 June 2016 and generated 66 responses. This provided useful information on the community's priorities and current concerns regarding the nature of change and

- recent development in the area. A summary of the results is attached at Appendix 1.
- 3.3 The main issues raised were:
- 3.3.1 the need to maintain key views;
  - 3.3.2 the need to maintain permeability;
  - 3.3.3 the need to use traditional materials;
  - 3.3.4 the importance of appropriate scale and massing in new development;
  - 3.3.5 the need to balance conservation and replication with good modern design; and
  - 3.3.6 the need to achieve imaginative modern architecture which reflects the character of Old Town.
- 3.4 An exhibition and secondary consultation on new developments within the area was also held as part of a wider consultation event on the Old and New Towns of Edinburgh's World Heritage Site at the Meadows Festival on the 4 and 5 June 2016. This received 554 visitors over the two days, with around 200 people undertaking the survey. The results of this are also included at Appendix 1.
- 3.3 The draft Old Town Conservation Area Character Appraisal, attached at Appendix 2, reflects the feedback received during this initial engagement process. To better reflect the active role of the Appraisal in guiding decisions, a management section has been introduced which summarises the controls and policies which apply in the area and identifies a series of pressures and sensitivities, with recommendations made to address each type. Opportunities for enhancement are also identified.
- 3.4 The boundaries of the Conservation Area have been examined through the appraisal process. No comments have been received from interested parties. No amendments to the existing boundary at this stage are therefore recommended.
- 3.7 The Appraisal will be finalised in the interactive format following public consultation. The consultation will consist of information presented on-line with a feedback form. An exhibition will be displayed at the Central Library, with a planning officer on hand at two open days to discuss and explain the Appraisal.
- 3.5 The consultation draft of the revised Old Town Conservation Area Character Appraisal will be published on the Council website and advertised via web and social media, local community events, publications, posters and local groups' email networks. Key local interest groups will be consulted directly.

## **4. Measures of success**

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- 4.1 The completion of a programme of public consultation on the draft appraisal, the incorporation of public feedback and production of the finalised Old Town Conservation Area Character Appraisal.

## **5. Financial impact**

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- 5.1 The work will be undertaken with existing staff resources. There are no immediate financial implications for the Council arising from this report.

## **6. Risk, policy, compliance and governance impact**

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- 6.1 There are no significant risks associated with approval of the report as recommended. The report relates to Policy Env 6 of the Local Development Plan - Development within Conservation Areas.

## **7. Equalities impact**

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- 7.1 The aim of conservation area status is to preserve and enhance the quality of the area. This has the potential to improve quality of life and support sustainable communities. Consultation processes and venues will ensure accessibility. The review of the format of character appraisals provides an opportunity to make the documents more accessible than at present. There are no predicted negative impacts on equalities.

## **8. Sustainability impact**

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- 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.
- 8.2 The proposals in this report will reduce carbon emissions by encouraging the conservation of resources and energy embodied in existing buildings, rather than demolition and reconstruction, major generators of carbon emissions.
- 8.3 The need to build resilience to climate change impacts is not relevant to the proposals in this report because conservation of the built environment is not considered to be significantly affected, positively or negatively, in this regard.
- 8.4 The proposals in this report will help achieve a sustainable Edinburgh because the conservation and management of the historic environment contributes directly to sustainability in a number of ways. These include the energy and material invested in a building, the scope for adaptation and reuse, and the unique quality of historic environments which provide a sense of identity and continuity.

## 9. Consultation and engagement

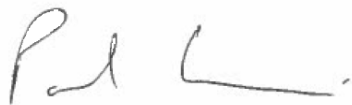
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- 9.1 An online survey relating to the quality of recent development in the Conservation Area has been carried out to inform the content and emphasis of the draft revised appraisal.
- 9.2 Once approved, the draft revised appraisal will be the subject of a formal consultation commencing from 15 August 2016. This will consist of information presented on-line with a feedback form, an exhibition and information events in the Central Library, with officers on hand to discuss and explain the appraisal. The consultation and related events will be promoted in the local area, on Twitter and online. Local and city wide amenity groups, and local councillors, will also be notified.

## 10. Background reading/external references

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- 10.1 Report to Planning Committee of 3 October 2013: Review of Conservation Area Character Appraisals  
[http://www.edinburgh.gov.uk/meetings/meeting/3109/planning\\_committee](http://www.edinburgh.gov.uk/meetings/meeting/3109/planning_committee)
- 10.2 Original Old Town Conservation Area Character Appraisal (2000)



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## 11. Links

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<b>Coalition Pledges</b>	P40 – Work with Edinburgh World Heritage Trust and other stakeholders to conserve the city’s built heritage
<b>Council Priorities</b>	CO9 – An attractive city CO12 – A built environment to match our ambition



**Single Outcome  
Agreement  
Appendices**

SO4 - Edinburgh's Communities are safer and have improved physical and social fabric

1 Old Town Conservation Area Character Appraisal Design Survey Analysis of Results

2 Old Town Conservation Area Character Appraisal - Draft for Consultation

3 Old Town Conservation Area Plan

## Appendix 1

### Old Town Conservation Area Character Appraisal Consultation Analysis of Results

#### Consultation Hub online questionnaire

Sixty six responses were received with 100% of respondents completing the evaluation of recent developments section, answering two questions about each development with multiple-choice answers on a four point scale from 'Very attractive' or 'Very well' to 'Very unattractive' or 'Very poorly'. Respondents also completed a final question which asked if there were any developments that had affected the character and/or appearance of the area.

Q1 Do you think the building is attractive?

Q2 How well do you think the building fits in with its surroundings? This could include the wider area out with the conservation area when visually prominent.

Q3 Do you have any further comments or know of any other changes that have been made within the Old Town Conservation Area that you feel have had an effect on the character and appearance of the area?

The dominant responses for each question were:

Development 1 (Advocate's Close development)

Q1 – attractive      Q2 – well

Development 2 (Arches, East Market Street)

Q1 – attractive/very attractive    Q2 – very well

Development 3 (Dovecot Studios, Infirmary Street)

Q1 – attractive    Q2 – well/very well

Development 4 (Grassmarket Community Centre, Candlemaker Row)

Q1 – attractive/very attractive    Q2 – well/very well

Development 5 (Holyrood Road 1)

Q1 – unattractive    Q2 – very poorly/poorly

Development 6 (Holyrood Road 2)

Q1 – attractive    Q2 – well

Development 7 (Missoni, George IV Bridge)

Q1 – unattractive    Q2 – very poorly/poorly

Development 8 (Poetry Library, Crichton's Close)

Q1 – attractive/very attractive    Q2 – well/very well

Development 9 (Premier Inn, East Market Street)

Q1 – attractive/unattractive/very unattractive Q2 – very poorly/poorly

Development 10 (St John Street)

Q1 – very unattractive/unattractive Q2 – very poorly

Development 11 (Story Telling Centre, High Street)

Q1 – unattractive/attractive Q2 – poorly/well

Development 12 (Sugarhouse Courtyard)

Q1 – attractive/very attractive Q2 – well

Development 13 (Sugarhouse, Hollyrood Road)

Q1 – very unattractive Q2 – very poorly

In general, the answers to the two questions tallied, ie If the respondent felt the building was attractive, then they considered that the development preserved or enhanced the character and/or appearance of the area (or the reverse). However, in a few cases no overall positive or negative feeling predominated (e.g. the Story Telling Centre on the High Street and the Premier Inn on East Market Street divided opinion with some positive and others negative).

There was also no overall distinction between developments which adopted a broadly traditional design and/or material palette with those of more contemporary character in terms of the reviewers feedback. But, broadly speaking larger developments that related well to the scale, form and materials of their surroundings tended score more positively than those that did not. The small developments that either utilised the existing built form of a previously built structure or proposed a unique and contemporary building form and design scored very positively.

## **Old and New Towns of Edinburgh World Heritage Site Consultation at the Meadows Festival**

An exhibition and consultation on five new developments within the Old Town Conservation Area was held as part of a wider consultation event on the Old and New Towns of Edinburgh's World Heritage Site at the Meadows Festival on the 4 and 5 June 2016. This received 554 visitors over the two days with around 200 people undertaking the survey.

36% of visitors to the event completed the evaluation of recent developments section, answering the two following questions about each development with a multiple-choice answer of either 'yes' or 'no'.

Q1 do you like the development?

Q2 Does the development fit in with its surroundings?

Development 1 (Advocate's Close development)

Q1 – 81.5% liked it Q2 – 70.6 thought it fitted in with its surroundings

Development 4 (Grassmarket Community Centre, Candlemaker Row)

Q1 – 88% liked it Q2 – 74.4% thought that it fitted in with its surroundings

Development 5 (Holyrood Road 1)

Q1 – 53.5% didn't like it Q2 – 53% didn't think it fitted in with its surroundings

Development 7 (Missoni, George IV Bridge)

Q1 – 66.8% didn't like it Q2 – 70.4 didn't think it fitted in with its surroundings

Development 11 (Story Telling Centre, High Street)

Q1 – 51.1% liked it Q2 – 55.4 didn't think that it fitted in with its surroundings

In general, the answers to the two questions tallied, ie If the respondent liked the building, then the development preserved or enhanced the character and/or appearance of the area (or the reverse). However, in the case of the Story Telling Centre, this wasn't the case with 51.1% of the respondents liking it, but, 55.4% not feeling it fitted in with its surroundings. There also appeared to be a correlation between the scale and visibility of development and way in which respondents voted, with Holyrood Road 1 and Missoni scoring poorly individually and in terms of their impact on the surrounding areas.

## **Appendix 2**

### **OLD TOWN DRAFT CONSERVATION AREA CHARACTER APPRAISAL**

#### **LOCATION AND BOUNDARIES**

The Old Town is an easily recognised entity within the wider city boundaries, formed along the spine of the hill which tails down from the steep Castle rock outcrop and terminates at the Palace of Holyroodhouse. It has naturally defined boundaries to the north, where the valley contained the old Nor' Loch, and on the south the corresponding parallel valley of the Cowgate.

The northern and western boundaries of the Conservation Area are well defined by the Castle and Princes Street Gardens, and to the east by Calton Hill and Calton Road. Arthur's Seat, to the southeast, is a dominating feature which clearly defines the edge of the Conservation Area.

#### **DATES OF DESIGNATION/AMENDMENTS**

The Old Town Conservation Area was designated in July 1977 with amendments in 1982, 1986 and 1996. An Article 4 Direction Order which restricts normally permitted development rights was first made in 1984.

#### **WORLD HERITAGE STATUS**

The Old Town Conservation Area forms part of the Old and New Towns of Edinburgh World Heritage Site which was inscribed on UNESCO's World Heritage Site list in 1995. This was in recognition of the outstanding architectural, historical and cultural importance of the Old and New Towns of Edinburgh.

Inscription as a World Heritage Site brings no additional statutory powers. However, in terms of UNESCO's criteria, the conservation and protection of the World Heritage Site are paramount issues. Inscription commits all those involved with the development and management of the Site to ensure measures are taken to protect and enhance the area for future generations.

Edinburgh World Heritage was established in 1999 by a merger of the Old Town Renewal Trust and the New Town Conservation Committee. The World Heritage Site is managed, protection and promoted through a partnership comprising Edinburgh World Heritage, Historic Environment Scotland and the City of Edinburgh Council. This Character Appraisal should be read in conjunction with the Management Plan for the World Heritage Site.

[Link to Old and New Towns of Edinburgh World Heritage Site Management Plan.](#)

#### **STATEMENT OF SIGNIFICANCE**

The Old Town is the historic heart of Edinburgh and is interwoven with the narrative of Scotland's past. A unique quality of the Old Town is the clarity of its historical plan form against the background of a spectacular landscape. The plan of the Old Town has retained much of its ancient pattern and distinctive character. It is an environment of enclosed streets and dramatic changes of level with numerous framed distant views. The skilful use of land contours, the careful siting and design of individual buildings and groups of buildings, and the use of local stone, combine to create an intricate and varied character.

It is a microcosm of urban development, reflecting a long history from the earliest needs for shelter and protection, through cycles of intensification and expansion, with consequent phases of improvement, conservation or re-development.

The conservation area incorporates Scotland's ancient capital and is characterised by:

- the survival of the little altered medieval 'herringbone' street pattern of narrow closes, wynds and courts leading off the spine formed by the Royal Mile,
- its 16<sup>th</sup> and 17<sup>th</sup> century merchants' and nobles' houses,
- important early public buildings such as the Canongate Tolbooth and St Giles Cathedral,
- the quality and massing of stonework, and
- the density and height of its picturesque multi-storey buildings.

The Conservation Area ranks as one of the most important in the United Kingdom, in terms of both its architectural and historic interest. Its significance is reflected in the extensive number of Statutorily Listed Buildings, the number of tourists that visit the area, and its international recognition as part of the UNESCO designated Edinburgh Old and New Town World Heritage Site.

## **PURPOSE OF CHARACTER APPRAISALS**

Conservation area character appraisals are intended to help manage change. They provide an agreed basis of understanding of what makes an area special. This understanding informs and provides the context in which decisions can be made on proposals which may affect that character. An enhanced level of understanding, combined with appropriate management tools, ensures that change and development sustains and respects the qualities and special characteristics of the area.

Planning Advice Note PAN 71: Conservation Area Management specifies that:

'When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to the modern-day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.

Physical change in conservation areas does not necessarily need to replicate its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change in conservation areas should always be founded on a detailed understanding of the historic and urban design context.'

## HOW TO USE THIS DOCUMENT

The analysis of the Old Town's character and appearance focuses on the features which make the area special and distinctive. This is divided into two sections:

- Structure, which describes and draws conclusions regarding the overall organisation and macro-scale features of the area; and
- Key Elements, which examines the smaller-scale features and details which fit within the structure.

This document is not intended to give prescriptive instructions on what designs or styles will be acceptable in the area. Instead, it can be used to ensure that the design of an alteration or addition is based on an informed interpretation of context. This context should be considered in conjunction with the relevant Local Development Plan policies and planning guidance. The Management section outlines the policy and legislation relevant to decision-making in the area. Issues specific to the Old Town are discussed in more detail and recommendations or opportunities identified.

## HISTORICAL ORIGINS AND DEVELOPMENT

A complex interplay of various elements has shaped the character of the Old Town. The Castle Rock is the hard core of a 350 million-year-old volcano, buried and subsequently revealed by the erosion of glaciers in the last Ice Age. The eastward flow of the ice left the characteristic 'crag and tail' of the Castle Rock and the Old Town Ridge, together with parallel valleys to the north and south. The location of the original settlement was strategic and occupation of the naturally defensible site can be traced back as far as the Bronze Age.

The rock of Edinburgh commanded the point where the Roman route from the south reached the firth of Forth. The first literary reference to Edinburgh can be traced to the 6<sup>th</sup> century Welsh heroic poem *Y Gododdin*, in which it is referred to as *Din Eityn*. The name became *Dunedene* in Gaelic, which is *Edineburg* in English (*Din*, *Dun* and *burg* all having the same meaning of fortress).

A Royal Castle was present on the Castle Rock from at least the 10<sup>th</sup> century and the first buildings in Edinburgh were hard by the Castle, for protection. The only adjacent site for development was the long ridge spreading eastwards down to Holyrood Abbey, which was founded by David I in 1128. Separate medieval settlements, Edinburgh and the Canongate, grew astride the ridge.

By the 12<sup>th</sup> century, Edinburgh was granted 'Royal Burgh' status and the Canongate, was a Burgh of Barony under the Canons of Holyrood Abbey. The principal streets of the two burghs, formerly separated by the Netherbow Port (gate), together form what has been known since the 16<sup>th</sup> century as the Royal Mile. The Royal Charters also granted the right to hold markets, an important economic concession.

In the early medieval period, the Old Town was a relatively spacious place with a population of around 2,000 and the houses were of a semi-rural character, perhaps two floors in height with 'Burgess plots' - long narrow strips of land, known as rigs or tofts - running down either side of the ridge. These strips of land were originally cultivated, but by the early 14<sup>th</sup> century, as the population increased the houses were rebuilt

higher. Further buildings were erected at right angles to the street on the tofts, which were gradually covered until only a narrow access passage, the close, remained.

By 1540, the population had increased to around 10,000. The High Street was continuously built up with markets in its wider stretches, the Canongate had buildings in each toft, and the suburbs of the Grassmarket and Cowgate were in existence. The outlying suburbs were brought within the Burgh during the 16<sup>th</sup> and 17<sup>th</sup> centuries by the construction of the Flodden and Telfer Walls. On the accession of the Stewart Kings in the 15<sup>th</sup> century, Edinburgh became the capital of Scotland. A Royal Court was established at Holyrood, resulting in the development of numerous nobles' town houses in the Canongate.

Until the second half of the 18<sup>th</sup> century, Edinburgh was constrained by the town walls and confined to the crest and flanks of the sloping ridge linking the Castle with Holyrood. Within that relatively small area were distributed the military, administrative, craft, merchant, market, religious and residential functions of the city. Edinburgh's constricted site meant that as its population increased the original burgess tofts or strips of land were subdivided, with development being forced upwards rather than outwards. The result was a dense pattern of tall buildings stretching downhill to the north and south of the High Street, separated by numerous closes. In 1752, it was recorded in a report that 'the houses stand more crowded than any other town in Europe and are built to a height that is almost incredible'.

Most Old Town buildings featured timber frontages and thatched roofs until the expansive rebuilding programme in the earlier part of the 17<sup>th</sup> century. A number of controls to improve the quality of construction were also introduced. From at least the 16<sup>th</sup> century, building control was enforced through the Dean of Guild, and this had an effect on the development of the Old Town. For instance, as a precaution against fire, from 1621, roofing materials had to be either tile or slate, and from 1674, facades had to be of stone. In the same year, regular glazing pattern arrangements and 'piazas', ground-floor arcades, were recommended.

The population of Edinburgh gradually increased within the restrictive town walls during the 17<sup>th</sup> and early 18<sup>th</sup> centuries. This resulted in an increase in the height and density of buildings, which strained existing servicing and access arrangements, as the Old Town grew, 'piled deep and massy, close and high'.

At the midpoint of the 18<sup>th</sup> century, conditions for the population were very mixed. One estimate shows that 10 per cent of the population lived in houses fronting the main streets, 60 per cent in the densely packed closes, 20 per cent in dugouts or sheds, with the remaining 10 per cent being without regular shelter.

The deteriorating condition of the Old Town resulted in a number of rebuilding initiatives to remove and replace the most squalid and unsafe parts of the building stock. The major innovation of the 17<sup>th</sup> century was the amalgamation of tofts and their redevelopment as courts surrounded by tenements, following an Act of 1644 which gave the Town Council power of compulsory purchase over derelict property. Parliament Close was rebuilt on these lines after 1675, and the climax was reached with Royal Exchange Square (now the City Chambers) in 1754-7.

The Act of Union of 1707 and the suppression of the Jacobite insurgencies provided a settled political and social climate that allowed Edinburgh to contemplate expansion beyond the City walls. Until the deep contours each side of the Old Town ridge were spanned by a series of monumental bridges, the naturally constrained site of the city



posed problems. With the construction of these bridges from 1763, geology no longer dictated how the city would develop, and new roads were cut through the medieval pattern of tofts and closes. The bridges also facilitated the development of the New Town.

During the second half of the 18<sup>th</sup> century, the conditions in the overcrowded Old Town also contributed to a shift of population to the newly developed New Town, and the Old Town experienced progressively rapid social and commercial decline. The extent of the problem was highlighted by the collapse of a tenement in Paisley Close with multiple loss of life. When Henry Littlejohn, Edinburgh's first Medical Officer of Health, surveyed mid-Victorian Edinburgh, the Old Town emerged as an unhealthy, squalid, overcrowded and insanitary area in desperate need of remedial action. An important strand in the subsequent response by the authorities was the demolition of unfit housing and the implementation of Improvement Schemes.

Other significant improvements included: the removal of structures such as the Luckenbooths in the High Street; and the clearing of spaces, such as James Court, behind the main streets, to allow the penetration of air and light and provide higher amenity housing. Several new streets were also constructed, with the specific purpose of locally truncating the dense network of closes and wynds.

These were facilitated by the Improvement Acts of 1790, (South Bridge), 1827 (Victoria Street, George IV Bridge and Johnston Terrace), 1853 (Cockburn Street) and 1867 (Jeffrey Street, Chambers Street and St Mary's Street). All these new streets were lined with new buildings built to strict controls. The motives of social improvement and concern for the historic centre of Scotland proved mutually advantageous during this period with the architects of the 'Edinburgh Improvement Act', David Cousins and John Lessels, adopting a romantic Baronial style. The Improvement Schemes included the construction of a number of institutional buildings, and the net effect was gains in terms of access and environmental conditions but losses in the total, albeit defective, housing stock.

Late in the 19<sup>th</sup> century, the Old Town was the scene of important experiments in inner city regeneration by Sir Patrick Geddes, a pioneer in sociology and urban planning who proposed re-using older buildings.

Development during the first half of the 20<sup>th</sup> century continued to follow a tenemental form, similar to that established in the previous 150 years. In some areas, notably the Canongate, residential accommodation was included on the ground floor, while in other areas, for example Ramsay Garden and Tron Square, architects experimented with the reintroduction of 'harled' walls and other picturesque elements.

In the early post-war decades, a major effort was made by Edinburgh Corporation to renovate the residential fabric of the Old Town. This had a significant impact in the Canongate and was achieved through a mix of new building and conservation. Robert Hurd worked on bringing many of the Canongate tenements up to date by restoration or rebuilding, following the pioneering work at 221-229 Canongate by the City Architect, E J MacRae. Hurd's work included Shoemakers' Land, Bible Land and Morocco Land.

In 1947, the City Architect, EJ MacRae, also published two reports *The Royal Mile* and *The Heritage of Greater Edinburgh*, which were brief, well documented inventories of the city's historic and architectural assets and were intended as a basis for a preservation and protection policy. However, despite these measures and influenced

by the wholesale redevelopment envisaged by the 1949 Abercrombie Plan, the Old Town entered a period of decline.

The population of the Old Town reached its lowest point at the time of the 1981 Census, and the environmental problems arising from gap sites and derelict properties pointed to the need for a broader range of investment and innovative renewal approaches. Recognition of this led to an emphasis being placed on a more sympathetic approach to restoration and rehabilitation. The Edinburgh Old Town Renewal Trust was established in 1985, and restoration initiatives by various agencies have preserved properties, substantially improved the visual appearance of the Old Town and recreated a sense of the traditional morphology.

More recent initiatives to restore and rehabilitate the Old Town buildings have been undertaken. One of the most successful, dating from the late 1970s, is at 14-42 High Street where sheltered housing, shops and the Museum of Childhood were skilfully integrated in a mix of new development and restoration, with effective use made of interconnecting closes.

The mid-1990s extension to the National Museum of Scotland on Chambers Street combines ashlar cladding with a bold massing of diagonals and incisions, and a prominent corner round tower intended to reflect the Half Moon Battery of the Castle and refer to early Scottish traditional broch designs. This was followed in 1998 by the flamboyant modernism of the design for the new Scottish Parliament.

A number of small-scale interventions follow patterns established by existing buildings and historical reference. The design of the infill building at 112 Canongate for the Old Town Housing Association is a modern interpretation of what were once common elements of town houses in the Old Town: a colonnaded ground floor to the street, external stairs, horizontally-galleried windows and cantilevered upper floors projecting over the street. A limited palette of largely traditional materials is used in a modern and creative way to create interest and incident, and considerable richness of texture.

## **STRUCTURE**

### **Topography**

Edinburgh has one of the most spectacular settings of any European city. The natural processes of volcanic eruptions, land upheaval, erosion and deposition have profoundly influenced the topography of the Old Town. The rock formation that creates the impressive setting of the Castle is the result of the erosion of the remains of a volcano which erupted 350 million years ago and cooled as a plug of very hard dolerite rock. Two million years ago, as glaciers moved eastwards, the softer surrounding sedimentary rock was scoured away, leaving the 'crag' that forms the Castle Rock, the 'tail' which forms the Royal Mile and the parallel valleys to the north and south.

The character of the Old Town owes much to the formation of its topography by these prehistoric volcanic and glacial processes. The historic core respects the topography, sloping down from the Castle Rock to the Abbey and Palace of Holyroodhouse. Its multi-layered townscape of vertical facades builds up to a skyline punctuated by spires, domes, towers and the battlemented walls around the Castle.

A key element in giving Edinburgh its worldwide identity is the perception of the Old Town in approaches to the city. The topography of the Old Town makes it both very visible and provides a wide range of dramatic views. The Castle and the Old Town ridge dominate the Edinburgh skyline, not just from the present day city boundaries, but also in many more distant views and approaches to the city.

### **Setting and Edges**

The Old Town is visible from many land and sea approaches to the city. Though part of the continuous built-up form of the city in distant views, the Old Town is surrounded to quite a considerable extent by a natural setting.

To the north lies Princes Street Gardens, which curve around the western end of the Castle Rock, and the sides of Calton Hill. The Conservation Area boundary to the south contains the open grounds of Heriot's School and the Greyfriars Kirk graveyard. The section of the Conservation Area adjoining the South Side Conservation Area is built up for a short section, but then it is bounded by the Queens Park and the green space to the east of Holyrood Palace. Arthur's Seat is a major natural feature, bringing today's Green Belt right in to the city, and offers a major viewing point not just for the Old Town but the whole city.

The northern and north-western approaches are via improvement streets: the Mound, Johnston Terrace and King Stables Road. Passing through open stretches of gardens and providing a setting for the Castle before entering the built up area of the Old Town, these also provide a clear sense of arrival. They connect with another major north/south route through the area, George IV Bridge, from which, as at South Bridge, the drama of the changes in topography to the other major east/west route of the Cowgate below are revealed.

North Bridge, straddling the valley between the Old and New Towns, forms a dramatic approach with buildings at each end forming gateways. Its elevation accentuates the topography and the difference in character between the two major components of the World Heritage Site, whilst providing views to the East Lothian coast in the distance and to Arthur's Seat closer by.

The main entry point to the Conservation Area from the west is the narrow West Port, which opens out dramatically as it enters the Grassmarket before passing on to the Cowgate.

To the south, the historic approaches of the Pleasance, Nicolson Street and Buccleuch Street are still main routes into the Conservation Area. At one time these old drove roads would have passed through the original medieval suburbs, the extent of which was defined by 16th and 17th town wall extensions on a line from Lauriston Place to Drummond Street. Little now survives, and has largely been replaced by subsequent institutional development. Nicolson Street leads past one of the grandest examples of these, the Old College, before entering the Conservation Area along South Bridge. Designed by Robert Kay in 1785, it takes the form of a grand processional route up to the Royal Mile.

South-eastern and eastern edges of the Conservation Area are formed by approaches through existing inner city areas of similar architectural character, which now make these edges of the Old Town less well defined.

## **Vistas and Views**

The topography of the Old Town makes it both very visible and provides a wide range of dramatic views. The Castle dominates views from all over Edinburgh and the Old Town skyline can be seen from a range of near to distant views from many locations especially to the south, west and north.

Views should be considered from static and sequential points, taking into account oblique angles and levels. Assessments must also be made of the impact of development outside the Conservation Area. Some of the most dramatic views and a key element in giving Edinburgh a worldwide identity, is the perception of the Old Town in approaches to the city. The following is not a comprehensive list of the most important views, but is indicative of the type of views which should be taken into consideration:

### Vistas/Panoramas into the Old Town

- From the north: immediate Princes Street, intermediate Ferry Road and distant Leith/Fife.
- From the South: immediate Arthur's Seat, intermediate Bruntsfield Links/Braid Hills, distant Gilmerton/Pentlands.
- From the West: immediate Haymarket/Tollcross, intermediate inner/outer suburbs and Corstorphine Hill, distant Gogar/Ratho/Harthill.
- From East: immediate Calton Hill & Calton Terrace, distant East Lothian

### Vistas/Panoramas out from the Old Town

- North from the Castle esplanade.
- Eastward from the Lawnmarket and the High Street.
- Southwards from Johnston Terrace.
- Northwards from Jeffrey Street.
- Northwards from the Canongate to Calton Hill.
- East and west from North Bridge.
- Northward from the Mound and St Giles Street.
- The views north across Princes Street Gardens.

### Vistas/Panoramas within the Old Town

- South from the Castle esplanade over the Grassmarket and Heriot's School to the Pentlands beyond.
- North from Greyfriars Kirkyard and Heriot's to the Castle and Royal Mile.
- From Victoria Terrace across the Grassmarket and Heriot's School.

### Terminated Views

- North and south along George IV Bridge.
- North along North Bridge towards Register House.
- From the High Street to the Hub

## Framed Views

- From Cowgatehead through the Grassmarket to the Castle.
- From the Vennel to the Castle.
- From the Royal Mile through Jeffry Street to the obelisk in the old Calton Burial Ground.
- From the Canongate to Salisbury Crags.
- From South and George IV Bridges along the Cowgate

## Glimpsed Views

- North through closes to Fife, the Scott Monument, Princes Street, courtyards and gardens.
- South through closes over the sides of the Cowgate, to the Old Quad dome, Arthur's Seat and courtyards.

## Development Pattern

The Old Town ridge and the natural constraints of the former loch and slopes on its long sides, helped to dictate a linear settlement form which is still clearly evident today. The Royal Mile forms the spine of the Old Town, the main thoroughfare and processional way of old Edinburgh linking the Castle and Palace.

Varying development patterns have emerged through time on the Old Town ridge. In some cases only vestiges of these may remain, and a chronological/thematic perspective best illustrates how the present day layering of development has emerged. Despite this variety, the Old Town still retains the linear emphasis dictated by its site and the Royal Mile, linking its two most important institutions, the Castle and Palace.

## Enclosure

The Burgh of Edinburgh was enclosed soon after its foundation. It is thought a first wall, a timber palisade, was replaced with a more extensive stone wall, the King's Wall, and "Edinburgh Castle must be counted one of the earliest, if not the earliest of Scotland's castles of enclosure". The Castle was remodelled in 1368–77, including an outer circuit of walls below the rock; this and the formation of the Netherbow Port would have been contemporary. There is in both the Castle and the earliest forms of the Old Town, and in common with many early settlements, a theme of enclosure. Examples of remaining sections of the city walls are at Heriot Place and the Pleasance. Whilst possibly not in their original form and much opened up behind, many of the buildings looking over Princes Street today echo this enclosure. Rising out of the sides of the volcanic ridge, they still give the appearance of enclosing the Old Town behind.

The Canongate, due to its closer proximity to the Palace, attracted the town houses of the nobility and courtiers. Although it shared the traditional lang rigg ownership pattern with that of Edinburgh, development took the form of grand houses such as Queensberry, Acheson, Moray and Whitefoord House rather than tenemental flats.

The openness and lower density that this created is still visible today, particularly on the north side of the Canongate - this is reinforced by the Canongate Kirk's graveyard and the 17th century style garden at Dunbar's Close. Though more often now considered as a street name, it is important to recognise the Canongate as a former independent settlement and Royal Burgh.

### Linear Settlement and Royal Mile

The Royal Mile is the spine of the Old Town, the main thoroughfare and great processional way of old Edinburgh. It is a sequence of spaces as well as a street, and these variations reveal buildings and views sequentially that are equally impressive in which ever direction they are approached from. The ridge, the volcanic tail on which it sits and the natural constraints of the former loch and river on its long sides, helped to dictate a linear settlement form which is still clearly evident today.

The alignment of the Royal Mile is also subject to the underlying natural topography and is not straight. Its gentle twists reflect the setting, and the work involved in its original creation. It also varies considerably in width, the narrow uppermost stretch along Castlehill being more typical of a medieval street, before widening out to the Lawnmarket and High Street sections. The street narrows again at the site of the former Netherbow Port, before opening out again along Canongate. The spaces created were in part used for markets, and the present day street theatre during the Festival provides an indication of what the medieval scene of street trading must have been like.

### Traditional Lang Riggs and Closes

Equally evident in the earliest plans is the impact of the Scottish system of land ownership, the ground on either side of the Royal Mile was divided into 'tofts' in the form of strips down the slopes of the ridge. The closes and wynds that run along the sides of the tofts accentuated this. These still make the Old Town highly permeable, giving pedestrian priority through frequent access and choice of route, whilst retaining a sense of intimacy and potential for surprise. In some areas they have been developed into arcades, covered stair ways linking different levels and roof top walkways such as that round Victoria Street giving magnificent views out across the Grassmarket.

### Markets

The Grassmarket, the Fishmarket, the Fleshmarket, the Green Market and the Land Market (now Lawnmarket) were all located within short walking distances. They functioned not only for the trade in their respective commodities, but also as important social spaces. The High Street around St. Giles, the location of the luckenbooths, was the scene of considerable street trading. Churches, the Parliament, the City Council, the law courts, offices of the guilds and inns for travellers developed around the markets.

### Town Improvements - Tenements and Courts

The 16<sup>th</sup> Century witnessed a massive rebuilding programme after the sack of Edinburgh in 1544. The forelands along the north side of the Royal Mile were allowed to encroach by 6 metres and extra living space was gained by cantilevering wooden galleries out above the ground floors. This is still evident in John Knox's House and the adjacent Moubray House. Intensification resulted in the sub-division of the original burgess tofts and the evolution of that now traditional and typical Scottish building form, the tenement, in which houses are built on top of each other.

Gladstones Land and Moubray House show that tenement living was still for the prosperous, 'who, by living above ground floor, could avoid the worst of the street noise and smell'. For the same reasons, mansions came to be built towards the rear of the tofts as can be seen at Riddles Court, Lady Stairs House and Tweeddale House. In part, these buildings reflect the increasing intervention of Town Council controls to guard against the risks of fire.

In spatial terms, 'the major innovation of the 17<sup>th</sup> Century was the amalgamation of tofts and their redevelopment as courts surrounded by tenements'. This was helped by legislation which gave the Town Council compulsory purchase powers over derelict property. The results can be seen in Mylnes Court, the much larger James Court and Wardrop's Court. Recent improvements continue to other courts: closes have been linked together, between Roxburgh Close and Warriston Close with its natural stone landscaping, Trunk's Close with its soft landscaping and sculptures, and the almost completely modern Chessels Court.

### Squares and Perimeter Blocks

The Buildings of Edinburgh observes that 'the climax was reached with Royal Exchange Square in 1754'. This may more appropriately be seen as the ending of one stage and the beginning of another in the Old Town's development. To the south of the Royal Mile, approximately along the present alignment of Chambers Street, Brown Square and Argyle Square had been developed by 1765 and to the east Adam Square had been started by 1780. None of these now remain but George Square, started in 1757, in the adjacent South Side Conservation Area, marks another high point in urban design terms.

In 1786, Hunter Square was developed around the partially demolished Tron Kirk. Initially developed for the parking of carriages and horses, town squares came to represent emerging ideas in design and civic amenity. These ideas were further developed in the Old Town after the fire of 1824 in the transformation of Parliament Close into Parliament Square.

### Improvement Streets

As the plans for the New Town were developed and implemented, they in turn influenced later demands for increased accessibility and street improvements in the Old Town. One of the earliest in 1786 was the formation of the South Bridge running between Hunter Square and Chambers Street over the valley of the Cowgate. George IV Bridge, connecting the South Side and the New Town via the Mound, was a product of the Improvement Act of 1827.

Under the 1827 Improvement Act, further works were undertaken to improve access from the south and west, including Johnston Terrace and Victoria Street. These were

followed by the insertion of Cockburn Street (1856 ) and then St Mary's Street (1867). These not only created new streets but also made dramatic changes to the development pattern of the Old Town, by cutting between houses and the lang rigg pattern to leave truncated close arrangements. They improved the overcrowding, fire risk and insanitary conditions and also incorporated defined aesthetic styles. The 'serpentine curves' of Cockburn Street are given cohesion by the use of the 'Baronial manner', but the individual buildings are 'resourcefully varied'.

### Early 20<sup>th</sup> Century Redevelopment

The value of the pioneering efforts of Patrick Geddes and E.J. Macrae in early restoration and new build housing infill, especially along the Royal Mile, was substantial both in terms of conservation and in maintaining the residential population of the area.

Rationalisation of building forms and street layouts also coincided with the increasingly larger building forms adopted for institutional uses. These included new local government council chambers and offices, buildings for academic use by the University and Moray House, the central and national libraries, the national museum, new banks, commercial buildings and Waverley Railway Station.

There were also, until very recently, large industrial uses present in the Old Town. At one time there were some sixteen breweries and utilities, such as the former gas works, at the Dynamic Earth site. These uses occupied considerable land areas and would have had a major impact on the character of the area.

### Late 20<sup>th</sup> Century Redevelopment

The redevelopment of the Holyrood North site has provided numerous infill opportunities and the site for the Scottish Parliament building.

The redevelopment represents an imaginative and sensitive reuse of the former brewery providing a mix of uses and institutions. By retaining the best of the original buildings, the Holyrood North area opens up the former close system and reinterprets the lang rigg pattern by inserting new development. Varied developments are linked through a consistent and high quality public realm demonstrating an empathy with the cultural and historic character of the area.

### **Streets**

The durable architectural character of the Old Town is based around the main medieval streets of the Royal Mile - a sequence of five historic streets (Castlehill, Lawnmarket, High Street, Canongate and Abbey Strand). Castlehill is the narrow uppermost section and opens out into the much broader expanse of the Lawnmarket, which ends at the crossroads of George IV Bridge and Bank Street, from which point the Royal Mile becomes the High Street. The street narrows at the point where it was formerly closed by the main gateway into the town, the Netherbow Port. Beyond the Netherbow, the Canongate developed up the ridge from Holyrood. It was always historically more spacious than Edinburgh, with large houses in generous gardens. Abbey Strand links Canongate with the Holyrood Palace complex of buildings.



The original dense medieval urban fabric has been overlain by a series of Georgian and Victorian street improvements: North Bridge, South Bridge, George IV Bridge, Johnston Terrace, Victoria Street, Cockburn Street and Jeffrey Street.

The main streets have a hard urban form with frontages of tall relatively uniform buildings. Building facades are generally laid out in continuous rows along main street frontages, with few gaps, forming a continuous building line directly abutting the footway.

## Closes

A series of tightly packed narrow closes branch out in a herringbone pattern from the main spine of the Royal Mile. This historic pattern of closes and courts which closely reflect the topography is a unique quality of the Old Town. Prior to the end of the 18<sup>th</sup> century, there were no roads running off the High Street west of the Netherbow, with the exception of the steep and narrow West Bow which provided access from the Grassmarket. Access to the rear of the buildings fronting the High Street was by narrow closes running down the side of the ridge. In the mid 18<sup>th</sup> century there were around 400 closes in the Old Town; there are now approximately 100, with a number having been reopened and restored in recent years. Most are marked in gold lettering on black cast iron plates or by lettering on the stone paving at the entrances. They are an integral part of Edinburgh's history and have their own individual character and atmosphere. They also act as a frame for many important vistas.

Amongst the most evocative of the Edinburgh closes are: the restored re-creation of the 17<sup>th</sup> century White Horse Close, the picturesque qualities of which compensate for any lack of authenticity; Tweeddale Court, which contains the 16<sup>th</sup> century Tweeddale House and stone sheds which are believed to be sedan chair stores; Bakehouse Close which is entered through a broad arch beneath Huntly House; Riddle's Court with a fine timber external stairway and McMorran's House which is one of the best-preserved examples of old domestic architecture remaining in Edinburgh. Numerous closes were reinstated in the redevelopment following the devastating fire of 1824 which destroyed all the buildings on the south side of the High Street between St Giles and the Tron. These closes plunge spectacularly down to the Cowgate. Mary King's Close is subterranean and incorporated in the extended City Chambers. A sense of the traditional pattern of closes has been re-created at the Holyrood North site.

## The Southern Suburbs

The Grassmarket is the largest open space in the Old Town and an important focal point to the south of the Royal Mile. The first written record of its use as a market dates from 1477, and its long rectangular shape is still immediately recognisable as a market place. It is one of Edinburgh's most dramatic urban spaces, providing a spectacular prospect of the southern cliffs of the Castle Rock. The architecture is principally later Victorian Scottish Baronial, with some older survivors principally on the north side. The best preserved section of the Flodden Wall (1520s-1530s) incorporating the only surviving tower, with gun-loops, stands in the Vennel, south of the Grassmarket.

The Cowgate, the main thoroughfare of the Old Town south of the Royal Mile, enters into the Grassmarket at its south-eastern end, running roughly parallel to the Royal

Mile but on much lower ground. It is one of Edinburgh's oldest surviving streets and formerly one of its finest. The construction of the architecturally important South Bridge and George IV Bridge over the Cowgate reduced it to minor status. A limited number of interesting historic fragments remain, including the neo-classical church of St Patrick's, St Cecilia's Hall, unimpressive externally but with an outstanding interior, and the mid 16<sup>th</sup> century Magdalen Chapel.

Candlemaker Row rises from the eastern end of the Grassmarket and leads to Greyfriar's Kirk, a mainly 18<sup>th</sup> century building erected on older foundations and well known for its graveyard which is the oldest in Edinburgh. The Greyfriars Bobby statue is the most famous memorial to a dog to be found anywhere and perhaps the smallest Listed Building in the country.

Victoria Street, contains a small fragment of the old West Bow, complete with five of its old houses, and a fine group of arcaded shop fronts surmounted by a pedestrian terrace.

## **Spaces**

Open spaces within the Conservation Area have a wide variety of different characters. This diversity of character and the irregular distribution results from the historical growth of the city and its natural topography. As Edinburgh developed, open space around important buildings, was enclosed as gardens and for burial grounds. The natural features of the glacial landscape also left some areas of open space that were more difficult to develop. This has resulted in many small areas of green open spaces within the dense urban structure that have a wide diversity of character and an irregular distribution.

These now contribute to the overall setting of the buildings and are valuable spaces for wildlife and amenity. Groups of single forest scale and smaller trees are also present in selective locations throughout the Conservation Area. These make a significant contribution to the character of the area, as they highlight the scale of the buildings and soften views.

There are a relatively large number of small areas of green open spaces within the densely urban structure of the Old Town. A number of them are of historic value in their own right and they also provide settings for the historic buildings. They frequently take the form of small semi-private spaces with formal elements of planting behind main facades. Examples include Chessel's Court and the garden behind Panmure Close.

The streetscape is principally hard and urban. However, groups of single forest scale and smaller trees are present in selective locations throughout the Conservation Area. Many date from the late 19<sup>th</sup> century, although some are more recently planted. These make a significant contribution to the character of the area, as they highlight the scale of the buildings and soften views. They also create local distinctiveness, seasonal variation and alter the local micro-climate. Sculptural features also make a further contribution to the individuality of the area.

The scale of some larger spaces, the relatively large number of smaller spaces and individual trees, make a highly significant contribution to the city's ecology and environment. The presence of wildlife habitats in the Conservation Area is limited due to the irregular and unlinked distribution of the spaces.

## Castle Rock

The steep western slopes below the Castle Rock wrap around the Rock and create the dramatic setting for the Castle. The area has a naturalistic character of mature trees and ground cover providing a relatively undisturbed wildlife habitat. The area is also designated as part of a composite Site of Special Scientific Interest (Arthur's Seat Volcano SSSI) which includes Arthur's Seat and Calton Hill. The areas are linked by their complex geology and this is reflected in the richness of the plant communities that are present.

## Johnston Terrace and Granny's Green

Mature trees characterise the steep bank to the south of Johnston Terrace. This makes a valuable contribution to the screening of the road and the setting of the Castle. The eastern part of this steep bank, known as Granny's Green, was used as a south-facing drying green for the former army barracks. This historical use is represented today by the collection of varied antique clothes poles. It is important to the setting of the Castle, and adds to the character of the area.

## Greyfriars Kirkyard

Greyfriars Kirkyard is a significant open space within the Conservation Area. It was originally the garden of a monastery that was transformed into a graveyard in 1562. The kirkyard makes a significant contribution to the setting of the surrounding buildings and creates a peaceful, secluded open space. The character of the space is defined by the large variety of historically important gravestones, monuments and graceful mature trees. The graveyard is significant for its local amenity value and the contribution it makes to the greening of distant views. It is also a valuable resource for urban wildlife, particularly as it links to the open space surrounding George Heriot's School.

Long elongated formal gardens were a prominent historic feature of the less developed Canongate, and the small garden at Dunbar's Close was restored in 1978 as a reflection of this 17<sup>th</sup> century tradition. Hidden from view from the Royal Mile, the intricate layout of the garden, using appropriate materials and planting species, provides a quality open space. A variety of different planting environments are created with soft boundaries of hedges and trellis providing the opportunity to display a variety of plant material and forming sheltered spaces for wildlife. There are impressive views towards Calton Hill from the lower part of the garden.

Sir Patrick Geddes was active in establishing community gardens or pocket parks in the Old Town during the early part of the 20<sup>th</sup> century. As part of his Civic Survey of Edinburgh in 1909, 75 open spaces in the Old Town were identified as having potential for community gardens. By 1911, nine of the gardens were 'in working order'. They are now represented by: Advocate's Close; the Patrick Geddes Memorial Garden on the south side of the West Port and the Scottish Wildlife Trust Garden which occupies a prominent position on the south side of Johnston Terrace, adjoining the Patrick Geddes Steps and the former Castlecliff Workshops.

Many other linked small spaces in the densely urban structure of the Old Town create a strong identity and character. They also create a variety of views at unusual angles that are important in appreciating the buildings and the surrounding landscape. Accessed through archways and closes, their charm lies in their secluded location and their variety of scales and styles.

The landscaped garden at Trunks Close is a more recently designed space. The modern design uses good quality materials and a circular seating arrangement. A single forest scale specimen tree, a Roble beech (*Nothofagus obliqua*), complements a bold planting scheme around the seating.

The limited number of specimen trees contribute to the local environment and can act as focal points. Examples of forest scale trees include the Lime trees, *Tilia sp*, planted in Hunter Square and adjacent to St Giles. Recently planted, these trees already contribute to the quality of the spaces, providing shade in the summer. Single smaller trees have also been used very successfully in narrow closes. A striking example is at Lady Stair's close where the Flowering Cherry, *Prunus avium 'plena'*, contrasts with the dark stone wall behind and provides a focal point in the view.

## **Major Buildings**

The Conservation Area includes numerous buildings of outstanding architectural and historic importance, and international significance. This is reflected in the large number of buildings within the Conservation Area which are Statutorily Listed for their Architectural or Historic importance, with around 90 being of national importance (Category A). Although these buildings have individual qualities, often exhibiting European or classical influences, they also possess strong elements of the local character that reinforces the distinctiveness of the Conservation Area. The historic varieties of architectural forms successfully integrate with each other through careful attention to scale, design and materials.

The number of buildings of outstanding historic and architectural stature in the Old Town is such that it is not appropriate in the context of the character appraisal to consider in depth every building of importance included within the Conservation Area. A limited number of examples of the most important items will, therefore, be considered. This is not intended to detract from the merit of buildings not mentioned in the Appraisal.

The Castle is the pre-eminent building of historic and architectural importance within the Conservation Area. Its imposing bulk towers dramatically over the centre of Edinburgh from its precipitous location on the massive sheer rock faces of the Castle Rock. With its commanding site, standing 135 metres above sea level and 100 metres above Princes Street, the turreted and battlemented complex of buildings dominates the skyline and is an international iconic architectural symbol of Edinburgh and Scotland. The Esplanade forms the entrance to the Castle. It was laid out in the 18<sup>th</sup> century as a parade ground and completed in its present form, with ornamental walls, in 1816. There is a row of military monuments on its north side and it commands panoramic views to both the north and south.

The architectural character of the northern cliff-like outline of the Old Town is formed by the dominant ridge, between the Castle and the Palace of Holyroodhouse and the major buildings which contribute to its distinctive character - Ramsay Garden, the Tudoresque New College & Assembly Hall, the neo-Jacobean Church of Scotland

offices on North Bank Street, the Baroque Bank of Scotland on the Mound, the City Chambers and the turreted gateway entrance to the Old Town formed by the former Scotsman and Carlton Hotel buildings on North Bridge. They reinforce a sense of enclosure, separation and defence associated with medieval towns in a dramatic way.

New College and the Assembly Hall, with its main frontage on the Mound, was originally built as a church and theological college for the Free Church. Its Tudor front and the towers of its gatehouse sited on the axis of Playfair's Royal Scottish Academy below frame the spire of the Tolbooth spire behind. The towers would be a significant contribution on their own, but their location in the middle ground between such significant neighbours demonstrates the wealth of the townscape. These in turn are in alignment with Hanover Street and demonstrate the use of townscape composition to link the Old and New Towns.

To the east of the Assembly Hall and 'standing forward from the Old Town to lord it over the New' is the former Bank of Scotland Head Office. An imposing baroque building with a central copper clad dome, wings extending to either side terminating in towers and later pavilions all sitting on a massive masonry plinth. The power of its presence is softened to some degree by a proliferation of decoration, statues and serried flagstaffs. These elements reinforce a sense of the theatrical, especially when it is seen against the formidable backdrop of multi-storey plain stone tenements behind. The framed views of the main entrance and dome terminating the vista south along the axis of George IV Bridge is perhaps more in keeping with the scale of the Old Town.

The City Chambers is constructed on a flank of the Old Town ridge. Its three-sided courtyard, which is open to the street through a rusticated screen, is an uncommon feature of Old Town development. The predominant features are the centrepiece, which has a pediment with urns and fluted Corinthian pilasters. It appears as a three storey building on its High Street frontage, but has no fewer than twelve storeys on the north, to accommodate the sharp drop into Cockburn Street. It is one of the tallest buildings remaining in the Old Town and makes an important contribution to the skyline of the Conservation Area.

The spire of the former Tolbooth St John's Church (now the Festival Hub), 'stunningly sited' at the top of Castlehill, soars above the city. It is the highest built point in Edinburgh at 73 metres and dominates the approach to the Castle.

Between it and the Castle esplanade is Geddes' Outlook Tower with its distinctive dome and his 'ultra-picturesque and colourful' development at Ramsay Gardens. Its mix of Scots Baronial and English cottage styles, towers, conical roof forms, oriel windows and balconies cascade down the north side of the ridge. Combined with its idiosyncratic materials (harl, timber, red sandstone and red tiles), it forms a termination to the Royal Mile before the separating space of the esplanade in front of the castle.

Parliament Square is dominated by St Giles, the High Kirk of Edinburgh, and the continuous neo-classical facades of the Law Courts. St Giles has been the central feature of the Old Town for nearly 800 years. Subjected to an over-enthusiastic restoration in the early 19<sup>th</sup> century, it has lost much of its medieval character. Its distinctive open crown steeple surmounted by a gilded cockerel and supported by eight flying buttresses was the only part of the exterior of the building to survive this restoration. It is also an important landmark in historic skyline views of the Old Town.

The façade of the Law Courts on Parliament Square masks the old hall of the 17<sup>th</sup> century Parliament House which faces the southern side of St Giles with a life-sized equestrian statue of King Charles II in the garb of a Roman emperor in the intervening space. The Heart of Midlothian marks the location of the old Tolbooth, whose site is also marked on the roadway by blocks outlining its plan, and the repositioned old Mercat Cross stands just to the east of St Giles.

The Old College of the University was begun by Robert Adam in 1763, and was intended as the centrepiece of an ambitious overall plan which was never achieved. The Triumphal Arch façade onto South Bridge is the best and the only part wholly designed by Adam. William Playfair completed the colonnaded quadrangle in 1834, and the landmark dome was added in the 1880s.

George Heriot's Hospital (school), which was built in 1624 on the southern edge of the Old Town below the Castle Rock. Heriots is one of the finest 17<sup>th</sup> century properties in Scotland and was a key building in the Scots architectural renaissance of the 16<sup>th</sup> and 17<sup>th</sup> centuries.

The Canongate Tolbooth, built in 1591, is a rare survivor of 16th-century municipal architecture and was the administrative hub of the Canongate when it was an independent burgh. It is a prominent landmark on the Canongate with its turrets and gunloops to the street, forestair in the angle of the tower and oversized scrolled wrought-iron clock, which is a later addition of 1822. It now functions as 'The People's Story' museum.

The Canongate Kirk, with its striking multi-curved gable and Roman Doric portico, dates from the late 17<sup>th</sup> century, it stands back from the road in a churchyard with a number of important memorials. The churchyard also provides views towards the Royal high school and the Burns Monument. The ancient and classical funerary monuments in the churchyard of Greyfriars Church makes the main contribution to the character and atmosphere of the area.

The Palace of Holyroodhouse impressively punctuates the eastern end of the Royal Mile. Tall ornate iron gates lead into a spacious forecourt the centrepiece of which is a carved octagonal Gothic fountain. Two massive towers dominate the symmetrical west elevation of the Palace. The picturesque ruins of the 12<sup>th</sup> century Holyrood Abbey stand adjacent to the palace and provide an indication of how elaborate the structure must have been. Croft-an-igh is an early 17th century villa built into the south east wall of the gardens of Holyroodhouse. It is three storeys high and rubble-built to an L-shaped plan, with corbelled turrets and pepperpot roofs topped by copper balls.

Waverley Station lies below North Bridge in the valley to the north of the Old Town. The station was designed to sit below a glass roof canopy to minimise its overall impact, as was the cutting required for the track through Princes Street Gardens which is flanked by high retaining walls and arches of fine ashlar.

More recent developments such as: the Poetry Library, Dance Base, the extension to the National Museum of Scotland, the Holyrood North site development, and the Parliament all contribute to the evolving character of the area.

## **Domestic Architecture**

An important and outstanding collection of high-quality domestic architecture survives forming the background of the Old Town, and the setting for the greater monuments.

They are the outward reflection of Edinburgh's history: with their traditional proportions, gables and dormers, crow steps, pends and wynds, and carved inscriptions.

The domestic architecture of the Old Town is still largely dominated by tenements. The tenement as a basic urban form was developed in Edinburgh through a combination of geography and circumstances. The crag and tail site and the presence of the Flodden Wall from the early 1500s constrained the burgh to around 130 acres for more than 250 years. Sustained population growth could only be accommodated by building high, and pressure for space was increased as more people demanded higher standards of accommodation within the fixed boundaries of the city. By the 17th-18th centuries, Edinburgh contained the tallest series of urban domestic buildings of their time, surpassed in scale only with the introduction of tall framed buildings in the 20th century. Necessity, therefore, created the flat tradition in Edinburgh.

The 16<sup>th</sup> century Riddle's Court and Bailie MacMorran's House represent an early courtyard phase comparable with structures in the Canongate, which was always an area of less dense population and of larger and more substantial houses, courtyards and closes such as Moray House (1628), Acheson House (1618), Whitehorse Close (17th century) and Huntly House (1570).

Mylne's Court is a later surviving example of tenements, incorporating purpose-built mansion-flats, set around wide open squares, which began to appear in the mid 17<sup>th</sup> century. It is a massive building, opening on to a court-yard and represents an early attempt at urban renewal. The street frontage has a distinctly modern and plain look; while the less visible back facing the Mound remains medieval in appearance. The adjoining James Court separates Mylne's Court from Gladstones Land, and was built in the 1720s, following the same general pattern.

Gladstone's Land in the Lawnmarket is one of the finest and most original surviving examples of an early 17th-century tenement. It is a tall narrow six storey building in ashlar with two gables facing the street and a curved forestair. It incorporates a reconstructed luckenbooth type shop front, typifies the height to which the early Edinburgh tenements were built and incorporates the only surviving example of the original arcaded house front, which was once a common feature of Old Town houses.

The picturesque John Knox House, dating from the early 16<sup>th</sup> century, is the earliest surviving tenement in Edinburgh and a conspicuous building in the Old Town with its projection into the High Street which stops the view southwards. Its jettied timber balconies, forestair and other external detailing constitute a prime example of the earliest domestic architecture in Edinburgh. The building now forms part of the early Netherbow Arts Centre, which stands to the east. Immediately to the west of John Knox House is the four-storey Moubray House, dating from c.1630, with an elegant curved forestair springing from first floor level. Outside on the street is one of the wells which provided the water supply for the Old Town.

Much of the Canongate consists of re-modelled, reconstructed or entirely re-built housing blocks constructed to harmonise with the street as a whole, rather than copy those they replaced. Chessel's Court is a group of tenements around an open courtyard reached by an arcaded frontage on the Canongate. It is dominated by the harled three storey mid 18<sup>th</sup> century Chessel's House which, with its pedimented chimney and well proportioned Georgian windows, resembles a modest country house. Robert Hurd designed the adjoining new blocks in conjunction with the

restoration of the historic original buildings. The Chessel's Court group represents an early example of conservation linked with innovative new building.

The series of neo-vernacular tenements at 79-121 Canongate are constructed in rubble, concrete, and harling, with blocks both parallel and horizontal to the main street, forming courtyards behind the Canongate. There is a pattern of large square windows and also horizontal and vertical slits on the façade, and some corner windows have stone mullions. The series of mono pitch roofs form an interesting roofscape.

The Scottish Baronial style was a 19<sup>th</sup> century revival of the architectural forms of the Scottish Renaissance. In its revival form it is typified by the incorporation of architectural features such as crenellations, turreted bartisans, crow stepped gables and oriels. One of the principal motivations behind its development was an interest in the exploration of national identity, and the Scottish Baronial was seen as a romantic expression of Scottish architectural nationalism and tradition.

Such was the influence of the Scottish Baronial, that it was adapted from its more natural context of large country houses for use in urban settings. From the 1850s, it was used extensively as a treatment for redevelopment schemes in the Old Town in streets such as Jeffrey Street and St Mary's Street. Cockburn Street has thirty Baronial blocks built between 1859 and 1864 along a serpentine curve to provide access to Waverley Station from the Old Town and clear the densely packed backlands of existing closes. The Edinburgh Railway Station Act, of 1853, which authorised its construction, specified the need to preserve the architectural style and antique character of the locality to secure harmony between the new buildings and those of the Old Town. The variegated Baronial architecture acknowledged the steep gradient of the street, recreated some of the intimacy of an old Edinburgh close and provided a new architectural gateway to the Old Town.

There was a degree of continuity in the use of Baronial forms well into the 20<sup>th</sup> century exemplified by the picturesque qualities of the infill and restoration work by Patrick Geddes, for example at the theatrical red-roofed and half-timbered Ramsay Garden which was intended to reflect the character of the medieval town. A late example of the influence of the style can also be seen in the adoption of neo-Baronial features for the late 20th century design of the façade at the former Scandic Crown Hotel (1989), with its massive Holyrood-style tower as a corner feature.

## **Activities and Uses**

The Old Town has been the site of many of Scotland's most important historical events and is closely associated with some of the world's most celebrated philosophers, writers, scientists, and architects. It is now a varied and vigorous community supporting a wide-ranging mix of uses and activities which make an essential contribution to the area's vitality and character.

The Conservation Area has a thriving resident population of around 11,000 which co-exist with the range of other activities. The strong and continuing presence of a residential community is an essential part of the character of the area.

The Old Town is the primary focus of the City's ceremonial, administrative, cultural, legal and religious functions. Important civic and national institutions include: the Scottish Parliament, the City Chambers, the High Court, the Sheriff Court, the Court of



Session, the University and the National Library of Scotland. Artistic and cultural institutions such as the Royal Fine Art Commission, the Saltire Society, the Scottish Poetry Library and Dance Base are also established in the area.

The preservation of the many historic buildings, and their settings, in the Conservation Area is a fundamental matter if the tourism function is to be maintained. Included amongst the area's attractions are the museum collections that are a significant part of Scotland's cultural heritage.

Edinburgh Castle attracted 1,568,508 visitors in 2015 and is Scotland's most important visitor attraction. It is managed by Historic Environment Scotland. The Old Town accommodates many other tourist venues, is an integral part of the setting of the Castle and is itself a destination for tourists. The Old Town, therefore, has an influence on the tourism economy of Scotland as well as Edinburgh.

The world's largest arts festival, the International Festival and Fringe, is also centred on the Old Town and makes a major contribution to the cultural life and image of the Old Town. The opening of two major visitor attractions, the Museum of Scotland and Dynamic Earth, in the late 1990s consolidated the Old Town's position as one of the most important tourist centres in Scotland. The range and quality of shopping concentrated in the Old Town also forms an important part of the city centre's attraction for visitors.

The Old Town as a centre of employment is closely associated with public service activities historically linked to the area: national and local government, legal institutions and the universities. There is also a substantial number of small office uses, primarily housed in traditional buildings. The Holyrood area was largely industrial, until the end of the 20th century: two breweries and a major gas holder station were located in the area. These former large-scale industries have moved out of the Old Town, leaving major redevelopment sites and the Holyrood area has undergone substantial regeneration since the late 20th century. This has included the construction of the 'Our Dynamic Earth' visitor centre and new offices on the site of the former gas holder, and the development of a complex of buildings at Holyrood North and the Scottish Parliament on the former breweries site.

The hustle and bustle of the main streets provide attractions for a wide range of visitors to institutions and leisure interests. In contrast, peace and quiet can be experienced in the closes and wynds. The kirkyards of Greyfriars and Canongate also offer a sense of tranquillity.

## **KEY ELEMENTS**

### **Plan Form**

The topography creates a dramatic natural setting for the surviving original medieval street pattern of lang riggs and closes running off the spine of the Royal Mile which is overlaid with late 18th and 19th century improvement streets.

There is a clear contrast in density and built form between the original walled city and the relative openness of the Canongate, which is a result of the historic development pattern.

The plan form of the area contributes to the high level of pedestrian routes throughout the Old Town.

## **Views**

The Castle, the spires, towers and domes on the Old Town ridge and Arthur's Seat dominate a distinctive skyline, not just from the city boundaries, but also in many more distant views and approaches to the city.

There are many significant views in, out and within the area. It is important to ensure that development outside the conservation area does not intrude on specific views.

## **Streetscape**

The provision of consistent and high quality natural materials, street furniture and lighting in the public realm is a critical factor in uniting and complementing the built heritage.

In recent years there has also been considerable recent investment in work to the public realm in the form of improvements to closes and the High Street.

Natural stone paving slabs and stone setts have historically been used for street surfaces for many centuries. The historic paving displays a tradition of high quality workmanship, attention to detail and the use of robust and durable materials. This simple palette of materials is durable and today encourages the slower movement of traffic, creating a more pedestrian friendly environment. In 1996, the Royal Mile was the subject of a programme of environmental improvements which incorporated high quality natural materials. Hunter Square was also redesigned at this time with granite benches and sculptures.

Other street furniture elements, such as traditional lamp standards, red phone boxes and Edinburgh Police boxes make a significant contribution to the architectural character of the Conservation Area.

## **Landmark Buildings**

There is a wealth of important landmark buildings, reflecting the Old Town's long role as the location for a complete range of capital city institutions.

The wide range of institutional buildings from different eras set against a backdrop of tenements contribute to the 'close knit' character and cohesive groupings associated with the medieval town.

The many landmark buildings make a significant contribution to the city's historic skyline.

## **Architectural Detailing**

The variety and irregularity of medieval buildings contrasts with imposed styling of later 'improvement act' architecture.

In early buildings forestairs, small and irregular window arrangements, vestiges of timber construction and cantilevered upper floors help to break up the massing. In

later buildings, this is achieved through the retention of narrow feus, the verticality of windows and a variety of decorative elements such as semi-circular corner turrets, domed or conical roofs, statues etc. These features give added interest and help to provide a human scale.

Stepped and angled pitched roofs articulated by narrow dormers, crow step gables, pediments, towers, spires, skews, chimney heads provide architectural interest

Sash and case windows in various configurations specific to particular buildings are the traditional fenestration pattern.

## **Materials**

The quality, robustness and durability of the materials of construction make a significant contribution to the character of the Conservation Area. The limited palette of materials, mainly stone and slate, provide a sense of unity.

Harled rubble was historically the main building material, except for the grandest buildings, and this continued to be used for tenements well into the 19th century. However, stone is the basic building block of Edinburgh in its predominant form of silver grey ashlar, with a more limited amount of red sandstone.

The overwhelming impression is of natural materials: stone walling and detailing, harling with stone dressings, slate roofing, and timber doors and windows and setted streets with stone pavements. This limited range of materials should not disguise the subtle tones and rich character of stone from different sources and with varied texturing.

Roofs are traditionally pitched and covered with dark grey Scots slates, principally quarried in the West Highlands, Ballachulish and Easdale. The topography of the city is such that roofs are a dominant feature in many views, and the traditional slate roof coverings make an important contribution to the architectural character of the Old Town. Stone chimneystacks with stoneware pots to individual flues, also contribute to the character of the roofscape.

## **Shop Fronts**

The Old Town contains many fine shop fronts in a variety of traditional and contemporary forms and materials which make a significant contribution to the character of the Conservation Area.

However, there are a number of shop fronts with inappropriate signage and displays which detract from the historic character of the area.

## **Boundary Treatments**

Boundaries are important in maintaining the character and quality of the spaces in the Old Town. They provide enclosure, define many pedestrian links and restrict views out of the spaces. Stone is the predominant material. Harled and brick walls also exist and can be in keeping with the surrounding character but only in areas where visual reference can be made to other materials.

## **Statues and Monuments**

The Conservation Area includes an outstanding collection of statues, monuments, historic graveyards and national memorials.

Greyfriar's and the Canongate graveyards contain important collections of funerary monuments. The variety and number of statues, carved stones and sculptures also add to the individual historic and architectural character of the area.

## **Building Lines**

The main streets and spaces have a hard edged form with continuous frontages of tall buildings built directly up to the back pavements.

Building frontages have a proportion and rhythm, determined by the original medieval 'Burgess' plots and later tenement layouts.

Building lines are not set at predetermined grids and angles, but respond to natural features and contours. The consequence of this is that much of the organic character of the Old Town is still retained and building lines sweeping along the contours give a sculptural appearance to many streets as they wind up and down hill. Buildings are largely set right at the heel of the pavement. Respect for building lines and heights are essential in successfully uniting buildings from different periods.

## **Building Heights**

Buildings conform to a generally consistent height and mass, usually four or five storeys high on street frontages, throughout the Conservation Area.

The higher buildings addressing the Waverley Valley, between 8 and 10 storeys, help to reinforce a sense of enclosure, separation and defence associated with medieval towns in a dramatic way. These heights are also found where developments have risen from the Cowgate floor right through to streets above, for example along South Bridge and George IV Bridge.

A more usual relationship with the street is between 3 to 5 storeys which respect changes in level. This creates stepped and angled roofscapes which are further articulated by narrow dormers, crow step gables, pediments, towers, spires, skews, chimney heads etc.

## **Uses**

The breadth of facilities and attractions establishes the Old Town as a cultural, leisure, entertainment and tourism centre of national importance. It is essential that a productive balance between the interests of residents, business, institutions and visitors is maintained. It is particularly important that retail uses that serve the needs of local residents are maintained. The continued existence of a creative mix of uses is an essential element in maintaining active streets and a vibrant town centre.

The contrast between bustling main streets and quiet pedestrian accessed rear areas emphasised by the street layout and the contrasting built forms of the front and rear areas.

The compactness and fine grained development pattern allow many forms of activity to function in close proximity.

## MANAGEMENT

### Legislation, policies and guidance

#### Conservation Areas

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that Conservation Areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Local authorities have a statutory duty to identify and designate such areas.

Special attention must be paid to the character and appearance of the conservation area when planning controls are being exercised. Conservation area status brings a number of special controls:

- The demolition of unlisted buildings requires conservation Area consent.
- Some permitted development rights, which allow improvements or alterations to the external appearance of dwellinghouses and flatted dwellings, are removed.
- Works to trees are controlled (see Trees for more detail).

The removal of buildings which make a positive contribution to an area is only permitted in exceptional circumstances, and where the proposals meet certain criteria relating to condition, conservation deficit, adequacy of efforts to retain the building and the relative public benefit of replacement proposals. Conservation area character appraisals are a material consideration when considering applications for development within conservation areas.

Alterations to windows are also controlled in conservation areas in terms of the Council’s guidelines.

#### Listed buildings

A significant number of buildings within the Old Town Conservation Area are listed for their special architectural or historic interest and are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Listed building consent is required for the demolition of a listed building, or its alteration or extension in any manner which would affect its special character.

#### Planning guidance

More detailed, subject-specific guidance is set out in Planning Guidance documents. Those particularly relevant to the Old Town Conservation Area are:

- [\*Guidance for Householders\*](#)
- [\*Guidance for Businesses\*](#)
- [\*Listed Buildings and Conservation Areas\*](#)
- [\*Developer contributions and affordable housing\*](#)

- *Edinburgh Design guidance*
- *Communications Infrastructure*
- *Street Design Guidance*

In addition, a number of statutory tools are available to assist development management within the Conservation Area.

#### Article 4 Direction Orders

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, amended 2012, (abbreviated to GPDO), restricts the types of development which can be carried out in a Conservation Area without the need for planning permission. These include most alterations to the external appearance of dwellinghouses and flats. Development is not precluded, but such alterations will require planning permission and special attention will be paid to the potential effect of proposals.

Under Article 4 of the GPDO the planning authority can seek the approval of the Scottish Ministers for Directions that restrict development rights further. The Directions effectively control the proliferation of relatively minor developments in Conservation Areas which can cumulatively lead to the erosion of character and appearance. The Old Town Conservation Area has Article 4 Directions covering the following classes of development:

Class 7 - the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class 38 - water undertakings.

Class 39 - development by public gas supplier.

Class 40 - development by electricity statutory undertaker.

Class 41- development required for the purposes of the carrying on of any tramway or road transport undertaking.

#### Trees

Trees within Conservation Areas are covered by the Town and Country Planning (Scotland) Act 1997 as amended by the Planning (etc) Act 2006. This Act applies to the uprooting, felling or lopping of a tree having a diameter exceeding 75mm at a point 1.5m above ground level. The planning authority must be given six weeks' notice of the intention to uproot, fell or lop trees. Failure to give notice will render the person liable to the same penalties as for contravention of a Tree Preservation Order (TPO).

Tree Preservation Orders are made under planning legislation to protect individual and groups of trees considered important for amenity or because of their cultural or historic interest. When assessing amenity, the importance of trees as wildlife habitats will be taken into consideration. There is a strong presumption against any form of development or change of use of land which is likely to damage or prejudice the future long term existence of trees covered by a Tree Preservation Order. The removal of trees for arboricultural reasons will not imply that the space created by their removal can be used for development.

*Trees in the City* contains a set of policies with an action plan used to guide the management of the Council's trees and woodlands.

## **Assessing Development within the Old Town Conservation Area**

The richness of the Old Town's natural setting and built heritage is considerable. It is this complexity and diversity which make it attractive, yet make these qualities hard to define. It also has a fragility and human scale which often does not sit easily with the demands of present day development requirements. These are qualities and conflicts that must be resolved if the character of the Old Town is to be sensitively interpreted and enhanced.

### General Criteria

General issues to be taken into account in assessing development proposals in the Conservation Area include the appropriateness of the overall massing of development, its scale (the expression of size indicated by the windows, doors, floor heights, and other identifiable units), its proportions and its relationship with its context i.e. whether it sits comfortably. Development should be in harmony with, or complimentary to, its neighbours having regard to the adjoining architectural styles. The use of materials generally matching those which are historically dominant in the area is important, as is the need for the development not to have a visually disruptive impact on the existing townscape. It should also, as far as possible, fit into the "grain" of the Conservation Area, for example, by respecting historic layout, street patterns or existing land form. It is also important where new uses are proposed that these respect the unique character and general ambience of the Conservation Area, for example certain developments may adversely affect the character of a Conservation Area through noise, nuisance and general disturbance. Proposals outside the boundaries of the Conservation Area should not erode the character and appearance of the Old Town or intrude into views of the Castle.

### New Buildings

New development should be of good contemporary design that is sympathetic to the spatial pattern, scale and massing, proportions, building line and design of traditional buildings in the area. Any development within or adjacent to the Conservation Area should restrict itself in scale and mass to the traditionally four/five storey form. New development should also reflect the proportion and scale of the traditional window pattern. The quality of alterations to shop fronts, extensions, dormers and other minor alterations should also be of an appropriately high standard.

The development of new buildings in the Conservation Area should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, rather that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own. Therefore, while development of a gap site in a traditional terrace may require a very sensitive design approach to maintain the overall integrity of the area; in other cases modern designs

sympathetic and complimentary to the existing character of the area may be acceptable.

### Alterations and Extensions

Proposals for the alteration or extension of properties in the Conservation Area will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the particular area and do not prejudice the amenities of adjacent properties. Extensions should be subservient to the building, of an appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property. Very careful consideration will be required for alterations and extensions affecting the roof of a property, as these may be particularly detrimental to the character and appearance of the Conservation Area.

### Definition of 'Character' and 'Appearance'

Conservation areas are places of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

The character of an area is the combination of features and qualities which contribute to the intrinsic worth of an area and make it distinctive. Special character does not derive only from the quality of buildings. Elements such as the historic layout of roads, paths and boundaries, paving materials, urban grain and more intangible features, such as smells and noises which are unique to the area, may all contribute to the local scene. Conservation area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address these qualities.

Appearance is more limited and relates to the way individual features within the conservation area look.

Care and attention should be paid in distinguishing between the impact of proposed developments on both the character and appearance of the conservation area.

### Archaeology

The Old Town is the most significant archaeological area in Edinburgh. The archaeological interest of the historic burghs of Edinburgh and Canongate was analysed in 1981 as part of the Scottish Burgh Survey. Archaeological excavations have shown that Edinburgh's origins extend into prehistory.

Significant archaeological remains survive within Edinburgh Castle. Archaeology also remains beneath and within historic buildings and streets all along the Royal Mile, and in and around the Holyrood Abbey and Palace complex. At the Tron Kirk, fragments of the foundations of stone-built houses which occupied the site before the kirk was built were uncovered. The range of finds during the excavations on the site of the new Scottish Parliament and Cowgate Fire Site provide examples of the significant archaeological potential of the whole area.

The Conservation Area also contains a number of Scheduled Ancient Monuments comprising Edinburgh Castle, Holyrood Abbey, Holyroodhouse, the Canongate Tolbooth and the historic town walls. Fragments of the town walls remain at Heriot's School, the Pleasance, Tweeddale Court, the Vennel, Bristo Port and Drummond



Street. All surviving elements of the town walls are of considerable historic significance.

## **PRESSURES AND SENSITIVITIES**

The following pressures are associated with development proposals which Conservation Area designation, together with the Council's policies and guidance, are designed to manage. The Edinburgh Design Guidance, Guidance for Householders and Listed Buildings and Conservation Areas explain the Council's approach to design in historic contexts.

## **OPPORTUNITIES FOR DEVELOPMENT**

Development opportunities for infill or replacement may arise within the area, and will be considered in terms of the relevant guidance. No sites within the Conservation Area are identified for significant housing or other development through local development plans.

## **OPPORTUNITIES FOR PLANNING ACTION**

From a low point at the time of the 1981 Census, the Old Town is now home to a significant and expanding residential population of about 11,000. The building of new housing on sites such as Holyrood North and the restoration of many historic residential properties throughout the Old Town has provided a firm foundation for a thriving modern community. It is essential that a productive balance between the interests of residents, business and visitors is maintained. The continued existence of a creative mix of uses is essential for the retention of the character and attraction of the Old Town.

## **Conservation Area Boundaries**

The boundaries of the Conservation Area have been examined through the appraisal process. No proposals for boundary changes are proposed.

## **OPPORTUNITIES FOR ENHANCEMENT**

The character appraisal emphasises the more positive aspects of character in order that the future can build on what is best within the Conservation Area. The quality of urban and architectural design needs to be continuously improved if the character of the Conservation Area is to be enhanced. The retention of good quality buildings (as well as listed buildings) and the sensitive interpretation of traditional spaces in development are of particular importance.

Due to its topography and medieval street pattern, the character of the Old Town is particularly susceptible to the effects of traffic. The scale and intimacy of the Old Town is best suited to pedestrian movement.

The public realm of the Conservation Area offers a wealth of spaces created at various stages during the development of the Old Town. They are generally of a robust urban form in a limited palette of colours which is easily adversely affected by street clutter.

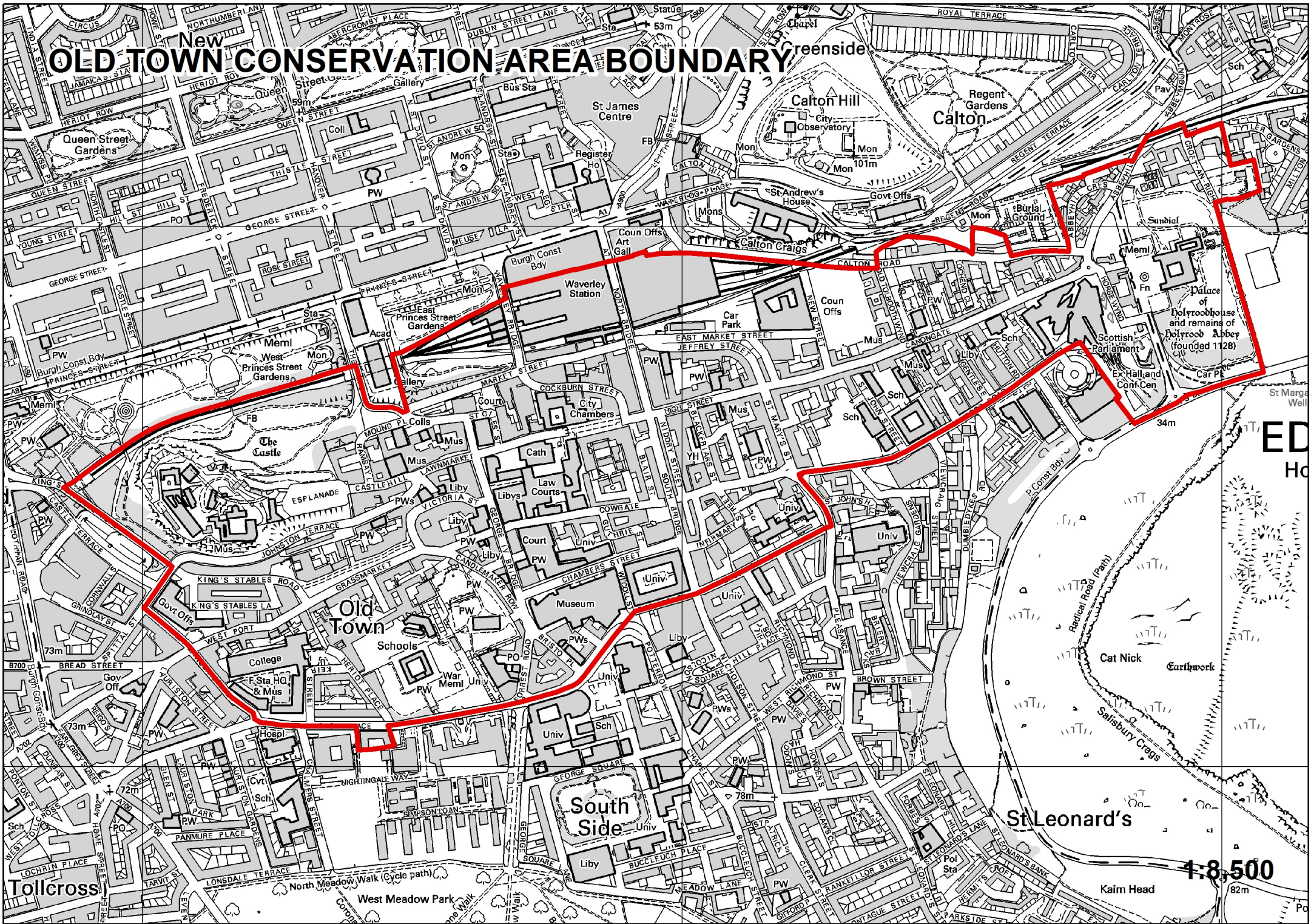
Any strategy should consider and analyse the existing features and spaces of value, and consider opportunities to improve their quality and nature. The different character of the spaces needs to be clearly defined and guidance developed for the maintenance of planting, hard materials and design of any additional street furniture within that defined character.

Careful consideration needs to be given to floorscape which is an essential part of the overall appreciation of the Old Town's rich townscape heritage. Repair and renewal work to street surfaces should be carefully detailed and carried out to the highest standards using quality natural materials.

Whilst there are many fine shop fronts in the Conservation Area, there are also a number which are unsatisfactory and ignore the architectural form of the buildings of which they form part.

Opportunities should also be taken to increase the biodiversity potential of appropriate open spaces through a variety of management practices. This may include the introduction of replacement native shrub planting and diversity of grass cutting regimes.

# OLD TOWN CONSERVATION AREA BOUNDARY



1:8,500