

Response [REDACTED]

Submitted to City Plan 2030 - Proposed Plan's Period for Representation
Submitted on 2021-12-17 12:02:16

Your information and data

What is your name?

Name:

Dr Roger Kellett, Chair of AACEG

You must provide either a contact email or postal address in case we need further information on your response.

What is your email address?

Email:

[REDACTED]

What is your address?

Full address:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am responding as

Amenity Organisation

IF you are responding on behalf of an organisation or an other individual, what is their name?

Agent on behalf of:

Astley Ainslie Community Engagement Group (AACEG)

I agree to my response being published to this consultation.

Yes

City Plan 2030 - Representation Menu

What section of City Plan 2030 would you like to go to?

Submit Your Representations and Exit

Place-based Policies

What place-based policies would you like to see in more detail?

Central Edinburgh

Place-based Policies - Central Edinburgh

Edinburgh City Centre

Place 1 - Edinburgh City Centre Policy

Place 2 - Fountainbridge

Place 3 - Astley Ainslie

If you would like to make a Representation, please select the relevant place-based policy. If not, please select 'Return to the City Plan 2030 - Representation Menu'

[Return to the City Plan 2030 - Representation Menu](#)

Place 3 - Astley Ainsley Representation

Do you support this policy?

Unsure

If you do not support this policy, please set out precisely what changes should be made to this section of the plan? (Please reference paragraph and page number)

Please set out precisely what changes should be made to this section of the plan?:

Place-Based Policies Page 44 para 3.14 lines 4&5.

Change from "Once approved the Place Brief will become non-statutory planning guidance." to "Once approved the Place Brief will become planning policy."

Page 45 Development Principles item (b)

Add the following sentence. "The location, design and building of new houses must respect and protect the existing trees and their protected root zone."

Page 45 Development Principles item (h)

Replace "Provision of several pedestrian/cycle routes through the site...."

with "Preserve the existing rights of way as pedestrian/cycle routes through the site...."

Page 45 Development Principles item (h)

Add "Preserve existing public access to the site as a whole"

Page 45 Development Principles - add 4 additional items

1) "The proportion of new housing that is affordable and/or for social rent must be at least the current statutory proportion (35% in 2021).

2) "Affordable housing should all be on-site in the Astley Ainslie not located elsewhere".

3) "All buildings on the site should be built or renovated to the highest environmental standards so as to be carbon neutral and, if appropriate, linked to a shared ecological heating system.

4) "Any new development must not appear as an intrusive or alien feature in the views from Blackford Hill across the Grange and towards the city centre skyline. These views are precious and new development should sit comfortably and harmoniously in its setting."

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

The Astley Ainslie Community Engagement Group was set up by NHS Lothian in 2016 to represent the local community councils and to advise on consultation with the community. Since then we have informed the community with public meetings, led over 500 local residents on conducted tours of the site and collected views by means of a 191 completed questionnaires. The questionnaires gave the following suggestions in order of frequency

Keep the open green spaces and parkland feel

Avoid high-rise flats

Keep as many of the trees as possible

Mixed residential including affordable housing

Facilities for the community

Protect the Rights of Way

Protect existing buildings (especially listed)

Include medical facilities e.g. GP surgery

Include educational facilities such as schools

Small commercial e.g. corner shop

Avoid luxury accommodation

No through roads

Improved public transport

Place-Based Policies Page 44 para 3.14 lines 4&5.

The site is seen as a very valuable resource by the local community which has little other open space for recreation within a short walking distance. We have attended meetings with NHS Lothian and CEC Planners and taken an active part in the early planning of the Place Brief, but feel a non-statutory brief would not go far enough to protect this asset. The Brief should become policy.

Page 45 Development Principles item (b)

The trees, some of which were obtained in the 19th century in conjunction with the Royal Botanic Garden are an important feature of the site which must be preserved.

Page 45 Development Principles item (h)

In 2015 we were successful in establishing formal rights of way through the grounds. These and public access to the site as a whole should be preserved

Page 45 Development Principles - additional items

- 1&2) The community feels the affordable/social rent housing should be on site and integrated in the development
- 3) New or refurbished housing offers the opportunity for modern eco-friendly development
- 4) Views from Blackford Hill are especially important for the City

Appx D page 2 Place-based policies H8.

Informal assessment by a retired consultant ecologist confirms there are badgers and a badger set. He observed a sparrowhawk sitting on a nest in the conifer plantation and saw bats on the site.

Where would you like to go next?

Return to Place-based Policies – Central Edinburgh

Environment and Design Policies

What Environment and Design policies would you like to see in more detail?

Open Space and Amenity (policies Env 31 to 33)

Environment and Design Policies - Open Space and Amenity

Env 31 Useable Open Space in new Development*

Env 32 Useable Communal Open Space and Private Gardens in Housing Development

Env 33 Amenity

If you would like to make a Representation, please select the relevant Open Space and Amenity Policy. If not, please select 'Return to the City Plan 2030 – Representation Menu'

Env 31 Useable Open Space in new Development

Env 31 Useable Open Space in new Development Representation

Do you support this policy?

Not Answered

If you do not support this policy, please set out precisely what changes should be made to this section of the plan? (Please reference paragraph and page number)

Please set out precisely what changes should be made to this section of the plan?:

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

Where would you like to go next?

Return to the City Plan 2030 - Representation Menu

Housing Policies

What Housing policy would you like to see in more detail?

Hou 2 Affordable Housing

Hou 2 Housing Policies - Affordable Housing

Hou 2 Affordable Housing

Do you support this policy?

No

If you do not support this policy, please set out precisely what changes should be made to this section of the plan? (Please reference paragraph and page number)

Please set out precisely what changes should be made to this section of the plan?:

Hou2 line 3

Replace " The provision should normally be on site." with "The provision should be on site except in exceptional circumstances."

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

Affordable and social rent housing should be integrated within the site.

Where would you like to go next?

[Return to the City Plan 2030 - Representation Menu](#)

Infrastructure and Transport Policies

What Infrastructure and Transport policies would you like to see in more detail?

Transport Networks, Facilities and Edinburgh Airport (policies Inf 10 to 15)

Infrastructure and Transport Policies - Transport Networks, Facilities and Edinburgh Airport

Inf 10 Cycle and Footpath Network

Inf 11 Public Transport Proposals and Safeguards

Inf 12 Park and Ride

Inf 13 Road network infrastructure

Inf 14 Rail Freight

Inf 15 Edinburgh Airport Public Safety Zones

If you would like to make a Representation, please select the relevant Transport Networks, Facilities and Edinburgh Airport Policy. If not, please select 'Return to the City Plan 2030 – Representation Menu'

Inf 11 Public Transport Proposals and Safeguards

Inf 11 Public Transport Proposals and Safeguards Representation

Do you support this policy?

Not Answered

If you do not support this policy, please set out precisely what changes should be made to this section of the plan? (Please reference paragraph and page number)

Please set out precisely what changes should be made to this section of the plan?:

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

Where would you like to go next?

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Proposals - Environment Proposals

Table 1 - Environment Proposals

Do you support this section of the plan?

Unsure

If you do not support this section, please select below the Environmental Proposal(s) your Representation refers to and set out precisely what changes should be made to this section of the plan?

BGN23 Astley Ainsley Hospital

Please set out precisely what changes should be made to this section of the plan?:

BGN23

At the end of first paragraph add "New building and digging of trenches should avoid the root protection area of the established trees."

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words for each proposal you are referring to)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

To avoid root disturbance.

Where would you like to go next?

[Return to the City Plan 2030 - Representation Menu](#)

Proposals - Housing Proposals

Table 2 - Housing Proposals

Do you support this section of the plan?

No

If you do not support this section, please select below the Housing Proposal(s) your Representation refers to and set out precisely what changes should be made to this section of the plan.

H8 Astley Ainslie Hospital

Please set out precisely what changes should be made to this section of the plan?:

H8 lines 3 and 4

"Once approved the Place Brief will become non-statutory planning guidance." should be changed to "Once approved the Place Brief will become planning policy".

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words for each proposal you are referring to)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

The Astley Ainslie Community Engagement Group was set up by NHS Lothian in 2016 to represent the local community councils and to advise on consultation with the community. Since then we have informed the community with public meetings, led over 500 local residents on conducted tours of the site and collected views by means of a 191 completed questionnaires. The questionnaires gave the following suggestions in order of frequency

- Keep the open green spaces and parkland feel
- Avoid high-rise flats
- Keep as many of the trees as possible
- Mixed residential including affordable housing
- Facilities for the community
- Protect the Rights of Way
- Protect existing buildings (especially listed)
- Include medical facilities e.g. GP surgery
- Include educational facilities such as schools
- Small commercial e.g. corner shop
- Avoid luxury accommodation
- No through roads
- Improved public transport

H8 lines 3 and 4

The site is seen as a very valuable resource by the local community which has little other local open space for recreation. We have attended meetings with NHS Lothian and CEC Planners and taken an active part in the early planning of the Place Brief, but feel a non-statutory brief would not go far enough to protect this asset. The Brief should become policy.

Where would you like to go next?

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Proposals - Infrastructure Proposals. Transport

What Transport related Infrastructure Proposals would you like to see in more detail?

Infrastructure Proposals - Public Transport (Tables 6-7, and 10)

Infrastructure Proposals - Transport, Public Transport

Public Transport. Table 6 - Orbital Bus Route and Improved Bus Connections

Table 7 - Tram Route Proposal and Option Safeguards

Table 10 - Public Transport – Other Safeguards

Do you support this section of the plan?

Unsure

If you do not support this section, please select below the Public Transport, Transport Infrastructure Proposal(s) your Representation refers to and set out precisely what changes should be made to this section of the plan

Please set out precisely what changes should be made to this section of the plan?:

PT 15

Public transport must be provided from within the site to local shops in Morningside and to the city centre.

PT15 Astley Ainslie: Morningside Road/Cluny Gardens

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words for each proposals you are referring to)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

PT 15

With 500 new housing units on the Astley Ainslie site, public transport from within the site to local shops in Morningside and to the city centre will be essential, but we see no details of the proposals. It is anticipated that some of the residents will be elderly or disabled and reliant on public transport.

Where would you like to go next?

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Proposals - Infrastructure Proposals. Education

Table 11 - Education Infrastructure

Do you support this section of the plan?

Unsure

If you do not support this section, please select below the Education Infrastructure Proposal(s) your Representation refers to and set out precisely what changes should be made to this section of the plan?

EBJG1, EBJG2, EBJG3, EBJG4

Please set out precisely what changes should be made to this section of the plan?:

Sufficient primary and secondary school places to serve the proposed 500 new housing units in the Astley Ainslie.

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words for each proposal you are referring to)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

With 500 new housing units in the Astley Ainslie, additional primary and secondary places will be required. Some of this must be in the new primary school under construction in Canaan Lane and in Gillespies secondary school.

Where would you like to go next?

Part 4 – Infrastructure Proposals. Healthcare

Proposals - Infrastructure Proposals. Healthcare

Table 12 - Healthcare Infrastructure

Do you support this section of the plan?

No

If you do not support this section, please select below the Healthcare Infrastructure Proposal(s) your Representation refers to and set out precisely what changes should be made to this section of the plan

South East Locality

Please set out precisely what changes should be made to this section of the plan?:

500 new houses are proposed for the Astley Ainslie site but there appears to be no agreement with local practitioners if and where this will be provided.

Please set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words for each proposal you are referring to)

Set out clearly and concisely your reasons for seeking a change to or supporting this aspect of the Proposed Plan. (maximum 2,000 words):

The occupants of the proposed 500 new housing units on the Astley Ainslie site will require primary care facilities.

Where would you like to go next?

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Appendices – Supporting Documents

Please select the Supporting Document you would like to see in more detail. Otherwise, please select 'Return to the City Plan 2030 – Representation Menu'

Proposed Plan - Appendix D

Proposed Plan - Appendix D

If you would like to make a comment on Appendix D, please do so below. If not, please select 'Return to the City Plan 2030 – Representation Menu'

Appendix D comment:

Appendix D Table 1 page 2 Place-based policies H8
Add Protected Species Assessment

Informal assessment by a retired consultant ecologist confirms there are badgers and a badger set. He observed a sparrowhawk sitting on a nest in the conifer plantation and saw bats on the site.

Where would you like to go next?

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Submit Your Representations and Exit

You are about to exit City Plan 2030 - Proposed Plan's Period for Representation. If you ready to submit your Representations please select 'continue'. If not, please select 'Return to the City Plan 2030 - Representation Menu'

Not Answered