



Queensferry & District Community Council



40 Echline Grove
South Queensferry
West Lothian
EH30 9RU

Planning & Strategy
City of Edinburgh Council
Local Development Plan Team
Waverley Court G1
4 East Market Street
Edinburgh
EH8 8BG (By e-mail)

27th January 2012

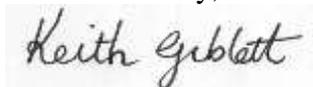
Dear Sirs,
Edinburgh Local Development Plan
Please find noted below a response to the LDP on behalf of Queensferry & District
Community Council.

Qt.	Answer
1	No comment to make
2	No comment to make
3	No comment to make
4	No comment to make
5	<p>Preferred Option;</p> <ul style="list-style-type: none">• <u>Former Corus Motel Site</u> <p>QDCC would like to make comment on the former Corus Motel site east of the Forth Road Bridge offices and car park. The site is presently designated for housing. QDCC seeks a change in use to mixed use. Circumstances have changed in this location with developments around the FRC and the building of a Contact Education Centre with 24hr/365 working. There is the potential that part of this building would become a Forth Bridges Visitor Centre when the FRC is finished. There is also the need to link the High Street of Queensferry with this location and develop core pathways. The FRC have also had to review their plans and do not intend to release any of the land in their ownership nor the car park for housing development needs. The former development proposals brought forward were dependant on the FRC selling land to the housing developer and dependant on agreement with FRB on the road access. The immediate land surrounding the bridge head of the FRC is unsuitable for housing as it constrains maintenance work on the FRB. QDCC believes that the site is suitable for a mixed use development that would complement a future Forth Bridges Visitor Centre</p> <ul style="list-style-type: none">• <u>Ferrymuir Site</u> <p>Within the context of the adopted Rural West Edinburgh Local Plan, the subject land is allocated for Class 4 Business Use. In this regard, the Council will be aware that the current land allocation for the site was challenged at the Local Plan Inquiry although, the Reporter ultimately agreed with the allocation that the Council proposed. Part of the justification for the land allocation was that improved access to the site, combined with any potential upturn in the office letting market, could create favourable conditions for further office development, despite the fact that other land uses such as the Tesco supermarket had already been established on site or had the benefit of planning permission.</p> <p>Significantly, in September 2010, the City Council granted planning permission in principle</p>

	<p>(Reference No. 09/00490/OUT) for housing including affordable homes, a care home, offices, a leisure unit and a community facility on the remainder of the site.</p> <p>The planning status of the site has therefore clearly changed from that which was considered at the time of the previous Local Plan Inquiry. As a consequence, it is proposed that the emerging Edinburgh Local Development Plan should specifically allocate the site for mixed-use which would more appropriately reflect the site's status as opposed to its current designation.</p> <p>In allocating the subject land for mixed-use, it is suggested that the policy sub-text should include for a list of suitable uses which recognise those already established on the site i.e. class 1 retail, class 3 food and drink, class 4 business and class 7 hotel and, those additional uses which have the benefit of the extant planning permission i.e. class 9 residential, class 8 care home, class 11 leisure and class 10 community use.</p> <ul style="list-style-type: none"> • <u>Long and Winding Road Report</u> <p>QDCC seeks to have the principles of this report adopted within the affordable housing policy that an established percentage of the 25% affordable housing is built for those with learning disabilities. The principles has been established in the outline planning consents for the Ferrymuir and Agilent developments.</p>
6	No comment to make
7	Reasonable alternative; QDCC is of the opinion that is wrong to erode open space is a very valuable limited community asset
8	Preferred Option; QDCC supports making it easier to control HMO's is the correct thing to do.
9	Preferred Option; QDCC supports this option as being the only credible option that will work in the current economic climate.
10	Preferred Option; QDCC agrees with this option with caution that development should be allowed out with the stated locations, for local businesses and that the strategic site should not be developed to the detriment of local developments where developers express an interest.
11	Reasonable alternative; QDCC seeks the opportunity to develop local business and the preferred option wouldn't deliver this.
12	no comment to make
13	Preferred Option; In the current economic climate a flexible approach is needed as it is undesirable to have a world class shopping destination have shop fronts boarded up.
14	Preferred Option; ; In the current economic climate a flexible approach is needed as it is undesirable to have shop fronts boarded up in town centres.
15	Preferred Option; QDCC supports this change on the understanding that the Green Belt is not put at risk and makes it easier for developers to develop on green belt land.
16	Preferred Option; QDCC welcomes to opportunity to develop the Central Scotland Green Network.
17	Preferred Option; QDCC supports this change that allows businesses to develop and create job opportunities.
18	Don't know
19	Don't know
20	No comment to make

I would be grateful if you could acknowledge receipt of this submission.

Yours faithfully,



Keith Giblett Chair & Planning Convenor QDCC.