

City Plan 2040 - Call for Sites

Overview

This is the option if you are a landowner, developer, tenant, business operator or agent and you want to:

- Request that a site (that you own or have a legal interest in) be de-allocated in the Proposed Plan
- Put forward a site for consideration for allocation in the Proposed Plan
- Request that a site which is currently allocated in City Plan 2030 be retained for allocation in the Proposed Plan

Submission

You can only make one proposal in each submission. If you are proposing multiple sites then each site needs its own submission.

Submissions must only be made via the Consultation Hub.

Do not submit proposals or any information related to your submission by email. This will not be considered. We will contact you if we require any further details or information.

For your submission, we will ask a series of questions about the site. You can see the questions in advance in PDF format below.

What happens next

We may share details of your submission, in full or in part, with key agencies and stakeholders when seeking their advice on potential impacts.

All submissions will be made publicly available.

At this stage, we are only asking for ideas. Submitting a site does not guarantee allocation in the Proposed Plan or future development. Submissions will be assessed and only sites considered to be appropriate may be selected for inclusion in the Proposed Plan and these will be subject to further consultation and examination.

Need a different language or format?



HAPPY TO TRANSLATE

Please email the Interpretation and Translation Service at its@edinburgh.gov.uk quoting reference **26-0659A**

About You

1 Please enter your full name

(Required)

2 What is your email address?

(Required)

3 What is the name of your organisation?

(Required)

4 What is your postal address?

(Required)

5 What is your role or interest in the site?

(Required)

Please select all that apply

- ☐ Landowner
- ☐ Developer
- ☐ Tenant
- ☐ Business Operator
- ☐ Planning consultant or land agent
- ☐ Other (please enter below)

6 If you are a planning consultant or land agent, please provide name and contact details of your client:

Site Details

7 Draw the area of your site on the map:



Map of Edinburgh and surrounding areas. A red boundary line is drawn around a site area, starting from the north near Queensferry, going east through South Leith, then south through Dalkeith and Bonnyrigg, and finally west through Penicuik and Balerno back to the north. The map shows various roads, rivers, and localities.

Key

- City boundary

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If you are unable to identify the site, please send a GIS polygon layer showing the site boundary to cityplan2040@edinburgh.gov.uk or skip this question.

Alternatively, describe the location of your site in as much detail as you can.

Site Details

8 What is the name of the site or how would you reference it?

(Required)

9 Are you requesting that the site is de-allocated in the Proposed Plan?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Not relevant

De-allocation

10 Do you or who you represent own or have a legal interest in the site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

11 Please outline why you want the site to be de-allocated in the Proposed Plan and what would you want the designation to be instead?

(Required)

Site Control

You are **required** to complete the following questions if you want to:

Put forward a site for consideration for allocation in the Proposed Plan or

Request that a site which is currently allocated in City Plan 2030 be retained for allocation in the Proposed Plan.

12 Do you or who you represent own or have an option/ legal interest in the whole site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No

If the answer is no, can you clarify the extent of land that is within your (or your client's) ownership / control.

13 If the site is not owned by you or who you represent, are the landowners aware of your proposal?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know/ not relevant

14 If you or who you represent do not own the whole site, is there any formal agreement (such as an option or partnership agreement) in place to sell or develop the rest of the site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know/ not relevant

Please provide details:

15 Is any other third-party land required to develop the site e.g. to provide access, services etc.?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

16 On the site or the third-party land required to deliver the site, is there a title restriction or any leases/ tenants?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, please provide details:

Size of Site

17 What is the area of your site in hectares?

(Required)

18 What is the site currently used for?

(Required)

19 Are there existing buildings or structures on the site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

Please provide details

Is the site currently vacant/ not in use?

20 Is the site currently vacant?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

21 Has it been developed previously?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

22 Would you consider the site to be:

(Required)

Please select only one item

- ☐ Brownfield
- ☐ Greenfield
- ☐ Mix of greenfield and brownfield

Type and Size of Proposed Development

23 Are you proposing a mixed-use development?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

24 What type of development is being proposed for the site?

Please be as specific as possible with regards to the uses, making reference to the use class order where possible. *(Required)*

Following Questions

If you are proposing housing for the site, you are required to answer the following questions (please note this does not include student accommodation)

25 Do you want to skip these questions?

Please select only one item

- ☐ Yes
- ☐ No

Sites proposing housing

26 City Plan 2040 is expected to be adopted in 2029. When do you anticipate your site could deliver if it was allocated?

(Required)

27 How many homes do you estimate that the site could deliver?

(Required)

28 Do you know at this stage, what type of housing will be proposed for the site and at what density?

(Required)

29 If you are proposing a mixed-use development, what proportion of the site do you expect to be utilised for non-residential use?

(Required)

30 City Plan 2040 Evidence Report

Any new sites considered for allocation should demonstrate efficient use of land and reflect the housing needs of the population as set out in the City Plan 2040 Evidence Report. You can view the Evidence Report on the City Plan 2040 [here](https://www.edinburgh.gov.uk/local-development-plan-guidance-1/city-plan-2040) <<https://www.edinburgh.gov.uk/local-development-plan-guidance-1/city-plan-2040>> .

Please explain briefly how your site and proposals will address the relevant implications set out in the Evidence Report?

(Required)

Site Constraints

31 Are you aware of any contamination on the site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, please provide information

32 Is the site in a "Development High Risk Area"?

This is identified by the [Coal Authority](https://www.gov.uk/government/organisations/the-coal-authority) <<https://www.gov.uk/government/organisations/the-coal-authority>>

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

33 Is the site located within or in proximity to an HSE consultation zone, a SEPA regulated site or any other hazards/ restrictions?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes please provide details

34 Do you know if any part of the site is subject to flooding or flood risk?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes please provide details

Site Servicing

35 Are you aware of any site servicing constraints, for example water, drainage or power connections?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes please provide details

Site Access/ Accessibility

36 Please outline how the site will comply with the principles of the sustainable transport hierarchy, outlining how it will create pleasant safe and welcoming environments for walking, wheeling and cycling as well as integrating with connections from neighbouring developments, surrounding land uses and public transport networks in the area.

(Required)

Natural Environment

37 Please outline what natural features and habitats are present on site, for example trees, hedgerows, grassland, open water etc.

(Required)

38 Have any recent ecological studies been carried out to assess the current biodiversity value of the site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes please provide details

39 Has any recent landscape assessment been carried out to assess the landscape and visual impacts of the site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes please provide details

Historic Environment

40 Please list any historic assets that are within the site: listed building or structure, building at risk, scheduled monument, historic garden and designed landscape etc.

(Required)

Local Facilities

41 If any, what facilities/community-based infrastructure would you anticipate providing as part of the site development e.g. schools, healthcare, retail, growing spaces, open space etc?

(Required)

Viability/ Deliverability

42 Is there a developer in place to take the site forward?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

43 At this time, do you have any concerns about viability or deliverability of the site?

(Required)

Please select only one item

- ☐ Yes
- ☐ No
- ☐ Don't know

If yes, can you explain your concerns below

44 Are there wider economic matters likely to have an impact on development delivery in general such as cost of finance, labour, expertise and materials, deficit funding being committed from public sources or marketability etc?

(Required)

Please select only one item

☐ Yes

☐ No

☐ Don't know

If yes, can you tell us what these are

Is there anything else?

45 Is there anything else you would like to tell us about the site?

Mailing List

If you haven't already, you can join the City Plan 2040 mailing list so you receive updates.

46 Please provide your e-mail address if you would like to be added to the mailing list