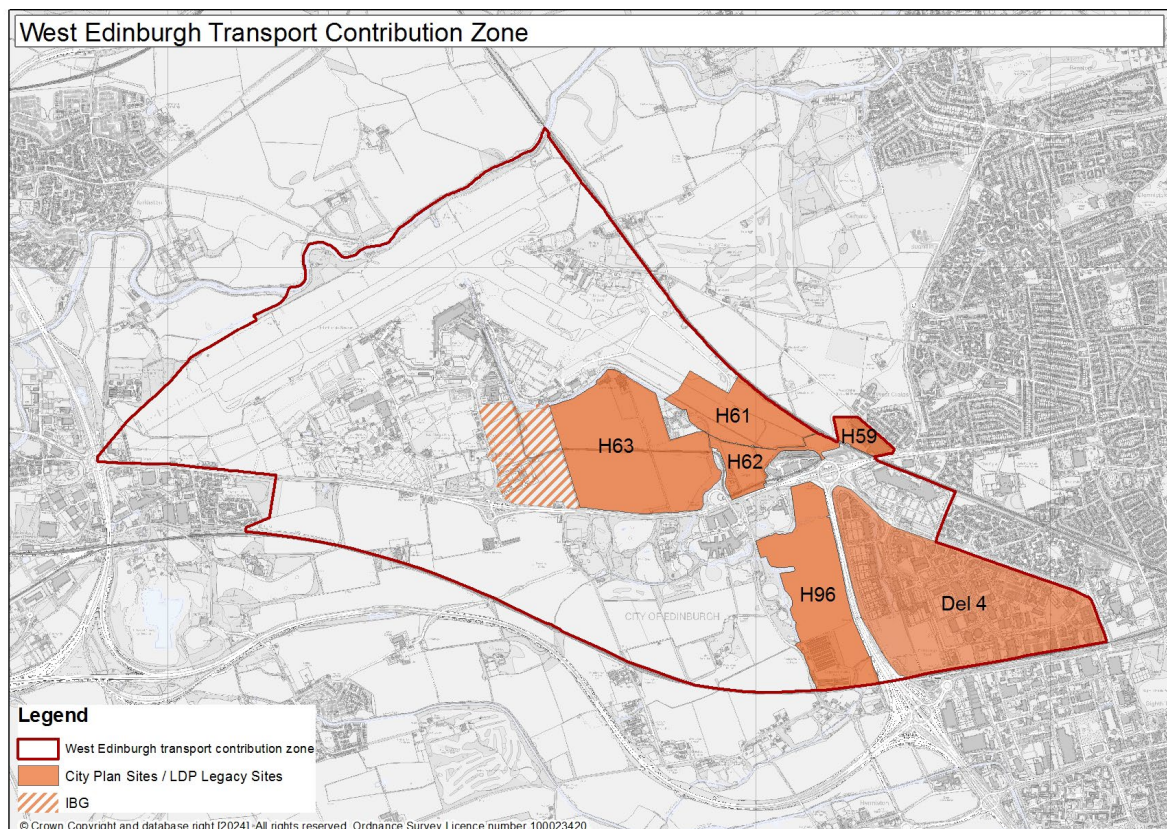


Proposed West Edinburgh Transport Contribution Zone

The West Edinburgh transport actions expected to be funded via developer contributions and delivered by the Council are in the following spreadsheet. Costs are based on latest project cost information available provided by consultants or use WETA Refresh 2016 cost estimates (WE14). Please also see table 8 of City Plan 2030 and table 2 of the West Edinburgh Placemaking Framework.

These costs may be amended in the future if new information is available through updates in the published Action Programme and subsequent Delivery Programmes, as stated in paragraph 3.196 of City Plan 2030.

Proportionate costs are calculated using allocated sites. Other proposals coming forward for development would be required to meet the terms of Policy Inf3 Infrastructure and Developer Contributions, and likely costs will be established using the same methodology.



Summary of Allocated Sites within the West Edinburgh Transport Contribution Zone

The following table calculates the number of expected units within each allocated site as a proportion of the total number of expected units in the Contribution Zone.

West Edinburgh Sites	Relevant planning applications	Residential Unit Numbers in City Plan	% of expected housing output (housing units)
H59 Land at Turnhouse Road (Saica)	24/00438/PAN (Mixed use development potentially comprising residential, senior living, hotel, office, retail and other commercial uses)	1,000	9% of units
H61 Crosswinds	24/00523/PPP Mixed use development inc commercial floorspace, Class 1a, 3, 4, 7, 10, 11 and residential	2,500	22.4% of units
H62 Land adjacent to Edinburgh Gateway	21/01364/PAN mixed use development (class 4, 5, 6), houses and flats	250	2.2% of units
H63 Edinburgh 205 (West Town) (Phase 2)	24/00132/PPP: Residential led mixed use development including class 9 and sui generis flatted development, class 4, 6, 7, 8, 10, 1a, 3, 11 and other sui generis uses	7,000	62.8% of units
IBG Phase 1 (ref Case)	15/05580/PPP Mixed use development including class 4, 7, 1, 2, 3, 9, 10, 11 and sui generis flatted development	396	3.6% of units
East of Milburn Tower	15/04318/PPP Residential development including class 1, 2 and 3 and primary school	1350	Excluded from current calculations as the application has been determined (April 2022) and has a signed S75 agreement.
Edinburgh Park (Parabola)/ The Gyle	Place 19 of City Plan allows for its potential reconfiguration with scope for new housing.	Place 19 of City Plan provides no specific residential	Housing units consented under 20/02068/FUL excluded from current calculations as application has been determined and

City Plan 2030: Supplementary Guidance on Developer Contributions and Infrastructure Delivery
Draft for Consultation 2024

West Edinburgh Sites	Relevant planning applications	Residential Unit Numbers in City Plan	% of expected housing output (housing units)
	20/02068/FUL, Development of southern phase of Edinburgh Park to comprise mix of uses including residential Class 9 houses and sui generis flats, class 4, 7, 10, 11, 1, 2, 3.	housing numbers. 20/02068/FUL has approval for 1737 units.	has a signed S75 agreement.
Airport	Airport 2031 (from WETA refresh) [Airport 2032 (from WETA refresh)]	Place 17 of City Plan provides no residential housing unit numbers.	
TOTAL		11,146	

Table of actions expected to be funded via developer contributions with apportionment of estimated costs

West Edinburgh Reference/Intervention Name	Contributing Sites	Total cost	Per unit cost
WE5 Gogar to Maybury additional eastbound traffic lane (R5)	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	When costs emerge it will be provided in updates to Action (Delivery) Programme.	When costs emerge it will be provided in updates to Action (Delivery) Programme.
WE6 Maybury Road Approach to Maybury Junction - bus priority measure.	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	Costs for additional actions (excluding the main junction which has contributions from LDP1 sites) will emerge with project design of the 'Maybury Junction Project' and provided in updates to Action (Delivery) Programme. Contributions to the Maybury junction upgrade only taken under LDP1. This related action originates from WETA and relates to the City Plan Orbital Bus route. Proportional contributions from West Edinburgh Sites.	When costs emerge it will be provided in updates to Action (Delivery) Programme.
WE10 Active travel route west of Maybury to city and West Edinburgh Links	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	Delivered as part of a future active travel programmes (ATIP) or considered as part of WE6 ('Maybury Junction Project'). Proportionate contributions from West	When costs emerge it will be provided in updates to Action (Delivery) Programme.

City Plan 2030: Supplementary Guidance on Developer Contributions and Infrastructure Delivery
Draft for Consultation 2024

West Edinburgh Reference/Intervention Name	Contributing Sites	Total cost	Per unit cost
		Edinburgh sites to be sought.	
WE14 Upgraded Bus interchange facility at Ingliston P+R	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	£5,000,000	5,000,000/11,146 housing units = £449 per housing unit
WE15 Enhanced interchange at Edinburgh Gateway to connect active travel and bus services with tram and rail off Myreton Drive. Additional bus stops created on Gogar Roundabout slips.	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	£3,000,000	3,000,000/11,146 housing units = £269 per housing unit
WE16 Improved northern and southern orbital bus routes from Maybury (via Maybury Road and Edinburgh Park respectively)	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	£6,500,000	6,500,000/11,146 housing units = £583 per housing unit
WE17 Bus Priority South West Edinburgh	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	£490,000	490,000/11,146 housing units = £44 per housing unit
WE19 Segregated public transport route - West	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway	£18,000,000	18,000,000/11,146 housing units = £1,615 per housing unit

City Plan 2030: Supplementary Guidance on Developer Contributions and Infrastructure Delivery
Draft for Consultation 2024

West Edinburgh Reference/Intervention Name	Contributing Sites	Total cost	Per unit cost
alignment - using safe guarded tram line	H63 Edinburgh 205 IBG Phase 1		
WE20 Segregated public transport route South - Harvest Road	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	£1,000,000	1,000,000/11,146 housing units = £90 per housing unit
WE21 Segregated public transport route South - Newbridge	H59 Land at Turnhouse Road (Saica), H61 Crosswinds H62 Land Adjacent to Edinburgh Gateway H63 Edinburgh 205 IBG Phase 1	£8,500,000	8,500,000/11,146 housing units = £763 per housing unit.