

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

This appendix sets out proposed contribution zones for transport interventions that originate from the LDP 2016 action programme, but still relate to housing sites in City Plan policy Place 4 – Edinburgh Waterfront and various City Plan housing sites (including legacy sites).

Summary Table:

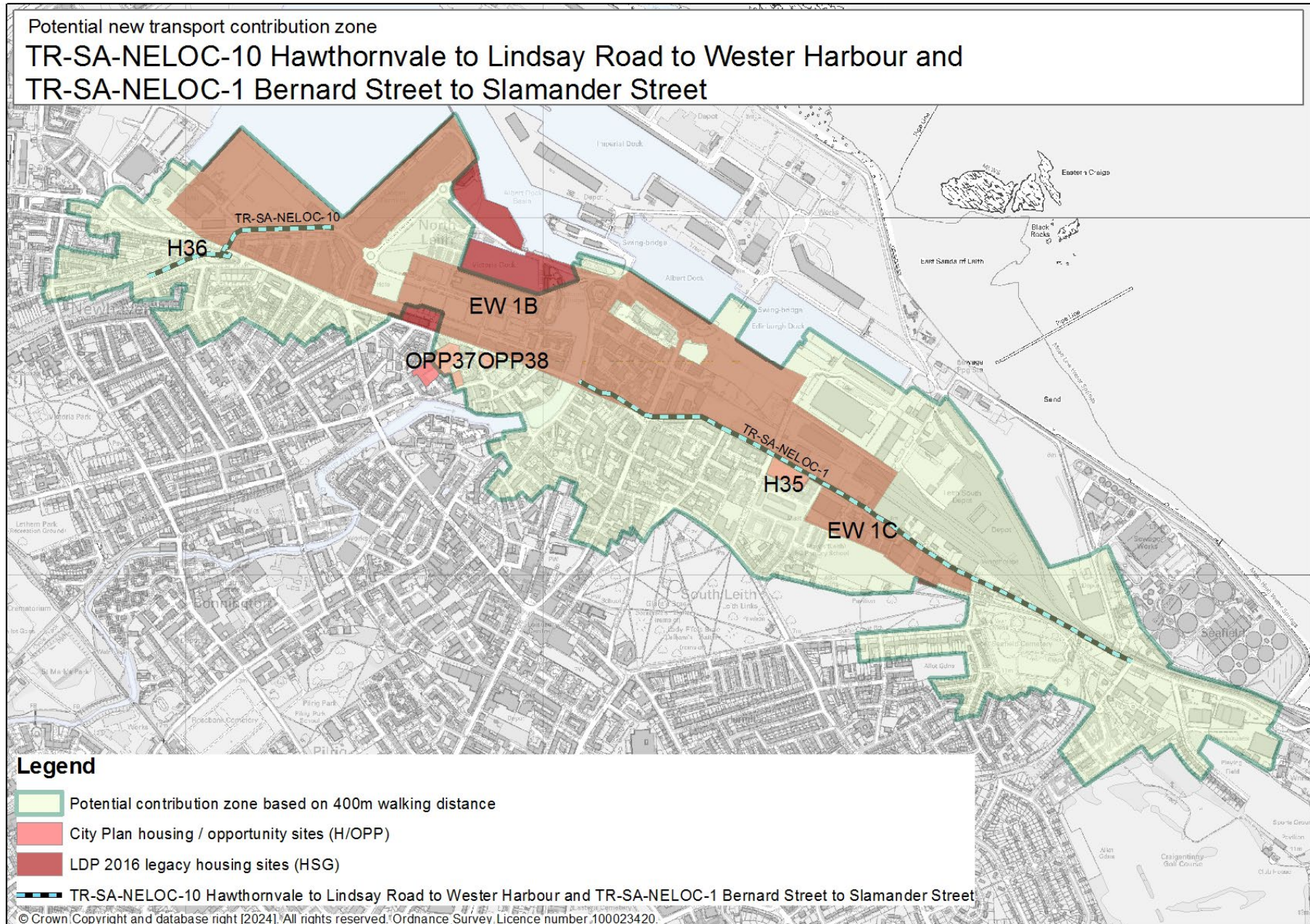
LDPAP Reference	Total project cost	Cost to be borne by development(s)	Cost per new unit
Hawthornvale - Salamander Street to Seafield Place (Hawthornvale to Lindsay Road TR-SA-NELOC-10 and Bernard Street/Salamander Street TR-SA-NELOC-1)	£6,125,000	£1,674,972.45 (or 27.3% of total project cost)	£613.54
Leith Links (west) to Bath Road LDPAP Ref: TR-SA-NELOC-17 Leith Links (West) to Bath Road	£367,500	£75,194 (or 20.5% of total cost of project)	£74.30

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Hawthornvale to Lindsay Road LDPAP Ref: TR-SA-NELOC-10 and Bernard Street/Salamander Street TR-SA-NELOC-1	
Cost estimate of intervention:	£6,125,000
Existing/reference case unit numbers (no. of properties from Property Database within the 400m contribution zone):	7253 properties
Estimated unit numbers from City Plan and LDP 2016 sites within the zone:	<p><u>City Plan sites:</u></p> <p>H35 Salamander Place: 113 H36 North Fort Street: 8 OPP37 Coburg Street: 152 OPP38 Commercial Street: 45 Part of OPP55 Seafield: 200.</p> <p>Total number of proposed units in City plan sites: 518</p> <p><u>LDP 2016 sites:</u></p> <p>EW 1b Central Leith Waterfront 1,444, EW 1c East of Salamander Place 606 EW 1c Salamander Place phase 3 and 4 Cruden and Teague 199 EW 1c Salamander Place Phase 5 Teague 155 EW 1c Salamander Place Phase 6 & 7 Cruden/Teague 151 Total LDP: 2,555</p> <p>Total number of units in LDP 2016 sites = 2555 minus 230 completed and captured in the property database, and minus the units in H35 that are included in EW1c = 2,212</p> <p>Total number of proposed units from City Plan sites (518) + Total number of proposed units from LDP 2016 site (2,212) = Total number of proposed units (2,730)</p>

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All assumed units within zone	Total number of proposed units (2,730) + Existing Number of properties within 400m contribution zone (7253) = All potential units (9,983)
Cost of project to be met by development within zone (and as % of total project cost)	(£613.54 x 2,730) = £1,674,972.45 Or £1,674,972.45 / £6,125,000 x 100 = 27.3% of total project cost
Cost per unit	£6,125,000 / 9,983 = £613.54 per unit



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Cost and apportioning methodology: Leith Links (west) to Bath Road LDPAP Ref: TR-SA-NELOC-17 Leith Links (West) to Bath Road	
Cost estimate of intervention:	£367,500 total cost estimate from LDPAP estimates
Existing/reference case unit numbers (no. of properties from Property Database within the 400m contribution zone):	3934 units
Estimated unit numbers from City Plan / LDP 2016 sites within the zone:	<p><u>City plan sites:</u> H35 Salamander Place: 113 Total number of proposed units in City plan sites: 113</p> <p><u>LDP 2016 sites:</u> EW 1c Salamander Place Phase 5 Teague 155 EW 1C: Leith Waterfront -Salamander Place 606 EW 1B: Central Leith waterfront. 481. Approx 1/3 of area in LDP (1,444/3 = 481 units)</p> <p>Total number of units in LDP 2016 sites minus 230 completed and captured in the property database, and minus the units in H35 that are included in EW1c = 899</p> <p>Total number of proposed units from City Plan sites (113) + Total number of proposed units from LDP 2016 site (899) = Total number of proposed units (1,012)</p>
All assumed units within zone	Total number of proposed units (1012) + Existing Number of properties within 400m contribution zone (3934) = All potential units (4,946)
Cost per unit	$£367,500 / 4,946 = \mathbf{£74.30 \text{ per unit}}$
Cost of project to be met by development within zone (% of total project cost)	$£74.30 \times 1012 = £75,194$ Or $£75,194 / £367,500 \times 100 = 20.5\% \text{ of total project cost}$

