

### Healthcare Contribution Zones

The following table provides the national rate for contributions towards new primary healthcare floorspace.

The costs and other content regarding delivery funding are based on the latest information available and indicates the likely costs to fund the delivery of infrastructure. 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.

Revised Calculation for Developers Obligations 2023									
Location	Build Cost per sqm		Floor Area (sqm) per GP sqm (3)		Patients per GP (4)		Average household Size (5)		Obligation per SHUE*
Permanent Accommodation (1)	£4,434.61	x	271	/	1500	x	2.10	=	£1,682.49
Internal Reconfiguration (2)	£2,484.38	x	271	/	1500	x	2.10	=	£942.57

#### Notes

- 1 Total project cost based on information taken from Quality and Efficiency document produced by Scottish futures Trust & updated to 4Q 2022 increased by 5% inflation.
- 2 Total project cost (excl. external works) based on information taken from Quality and Efficiency document produced by Scottish futures Trust & updated to 4Q 2022 increased by 5% inflation
- 3 271sqm floor area allowance for 1GP. Figure taken from Scottish Health Planning Notes. Please note that although Guidance refers to a GP, this can also include other Healthcare Professional. Sqm allowance determined by number of required GPs.
- 4 1500 patients per GP
- 5 Household size based on Local Authority Area for 2022 taken from household projections for Scotland, National records for Scotland

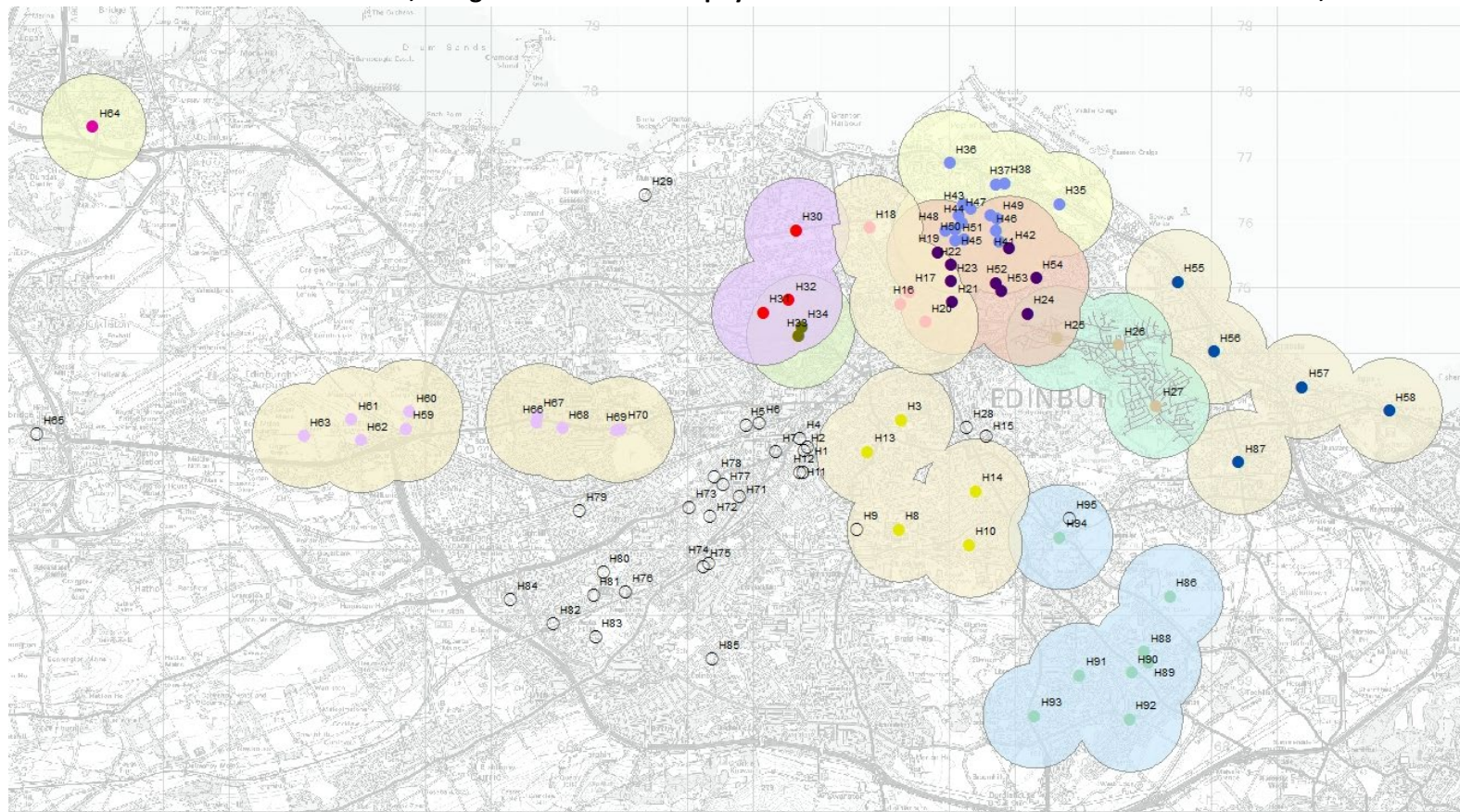
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Draft for Consultation June 2024

- \* [Standard Size Unit (SHUE). We have used the estimated unit numbers based on estimated housing capacity agreed in City Plan. The SHUE can be applied at the planning application stage when the accommodation schedule is available.

The tables for each contribution zone sets out the healthcare requirements related to allocated sites. Any other proposals coming forward for housing development would be required to meet the terms of Policy Inf3 Infrastructure and Developer Contributions, applying the same rate, in order to establish the likely costs associated with their impacts on primary healthcare infrastructure.

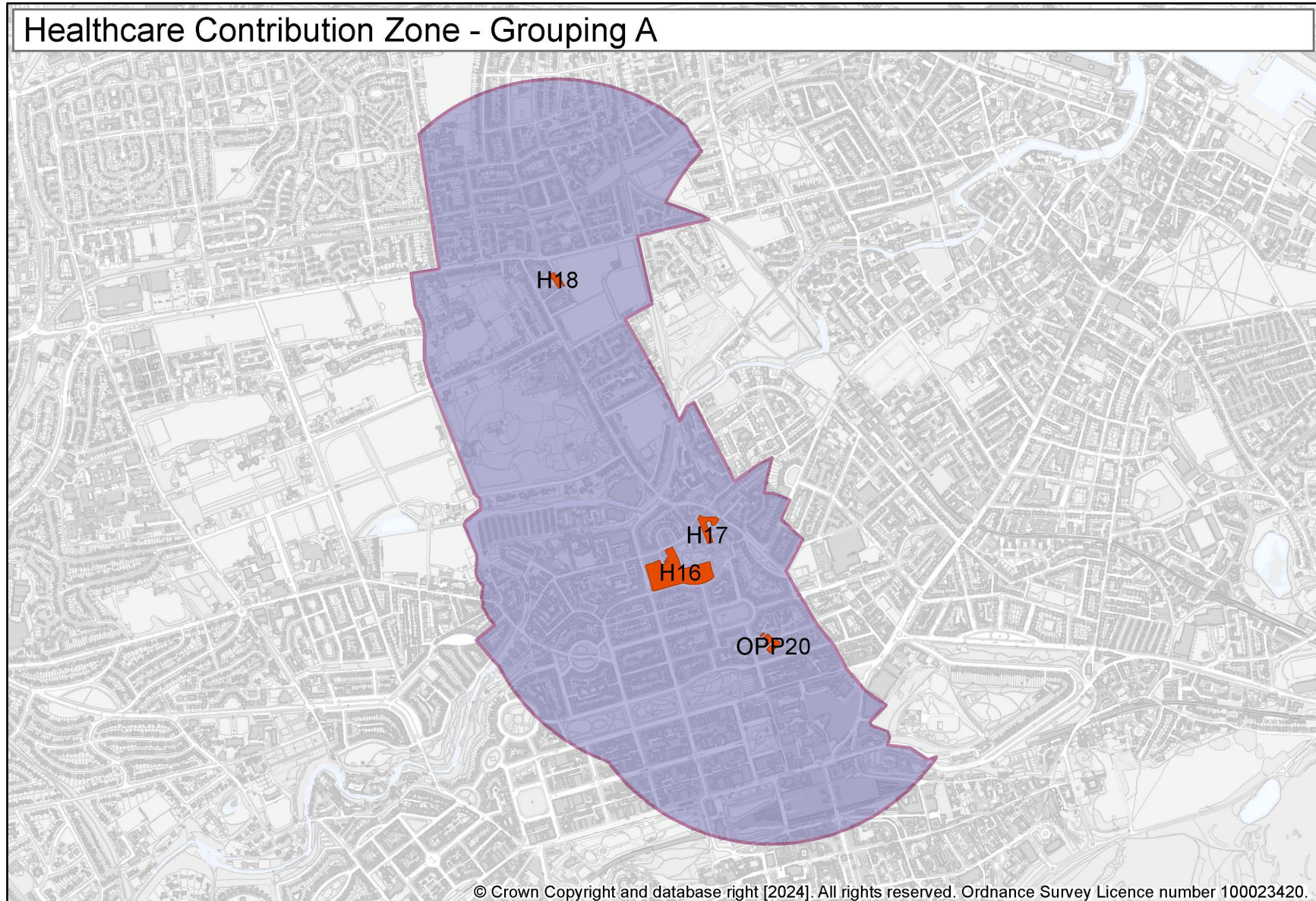
Zones have been created using a walk distance of 800m from the central point of each site and merged to create a contiguous boundary. This approach is in keeping with our 'living well locally' strategy.

Map showing citywide distribution of contribution zone groups for healthcare infrastructure. The overlapping nature of some zones has required some zone to be amended to address this, using road lines or other physical features to create new boundaries. As a result, some zones appear distorted.



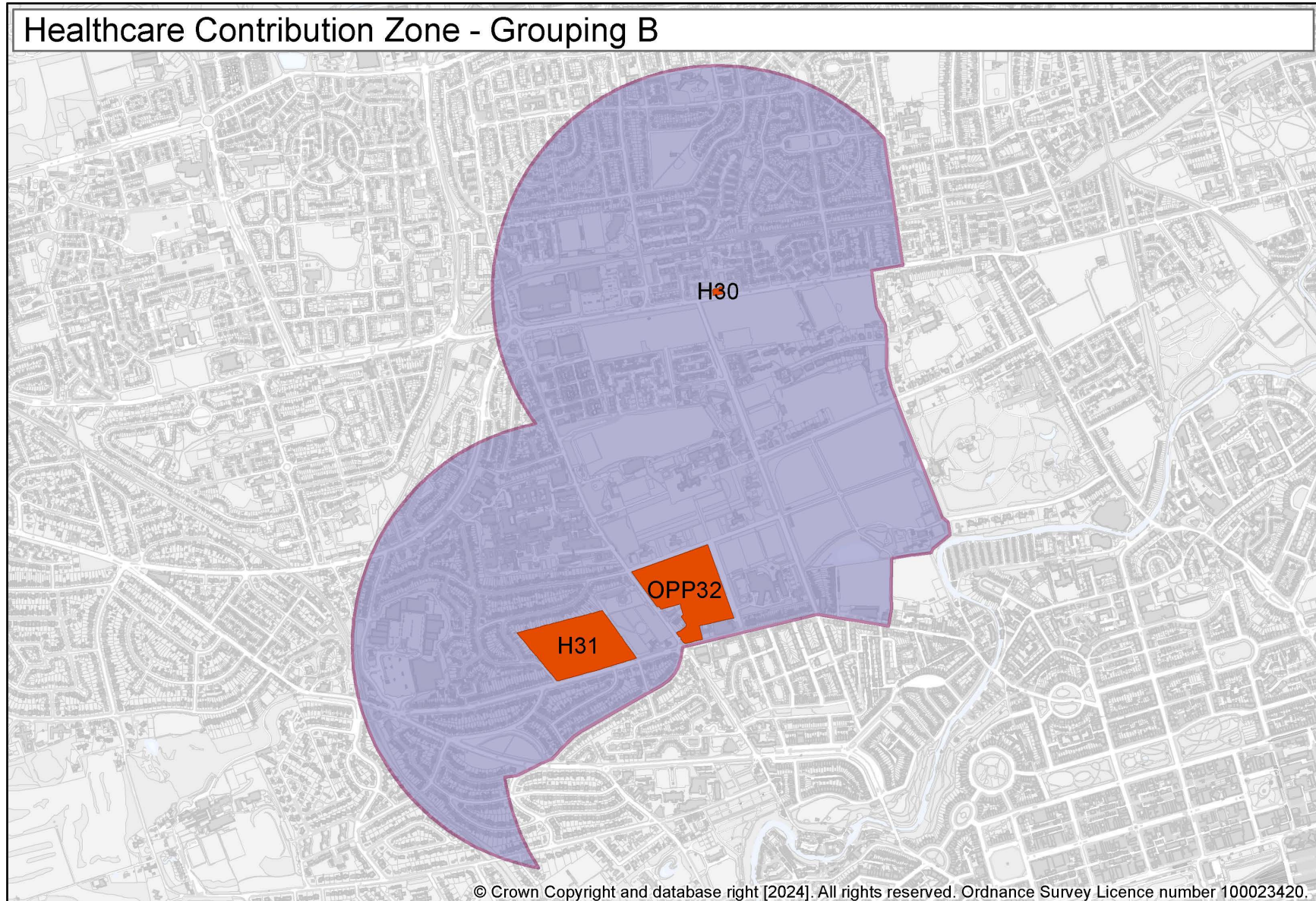
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Draft for Consultation June 2024

Contribution Zone Grouping A				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H16 Fettes Row	349	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Annandale, Hopetoun, Stockbridge (relocation and expansion), Eyre, Green Practice (Stockbridge), Dr Thyne (Stockbridge).	H16: 349 units x £1,682.49 = £587,189
H17 Eyre Place	69			H17: 69 units x £1,682.49 = £116,092
H18 Royston Terrace	28			H18: 28 units x £1,682.49 = £47,109.72
OPP20 Broughton Market	41			H20: 41 units x £1,682.49 = £68,982.09
Total units	487			Total potential contribution estimated within this zone towards a new practice from City Plan allocated sites: <b>£819,372.81</b>



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 Draft for Consultation June 2024

<b>Contribution Zone Grouping B</b>				
<b>Contributing Housing sites</b>	<b>Units</b>	<b>Action</b>	<b>Description</b>	<b>Estimated contributions based on per unit rate.</b>
H30 Ferry Road	14	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Bangholm, Blackhall, Crewe.	H30: 14 units x £1,682.49 = £23,554.86 H31: 360 units x £1,682.49 = £605,696.4 OPP32: 256 units x £1,682.49 = £430,717.44  Total potential contribution estimated within this zone towards a new practice from City Plan allocated sites: <b>£1,059,968.70</b>
H31 Royal Victoria Hospital	360			
OPP32 Crewe Road South	256			
Total units	630			

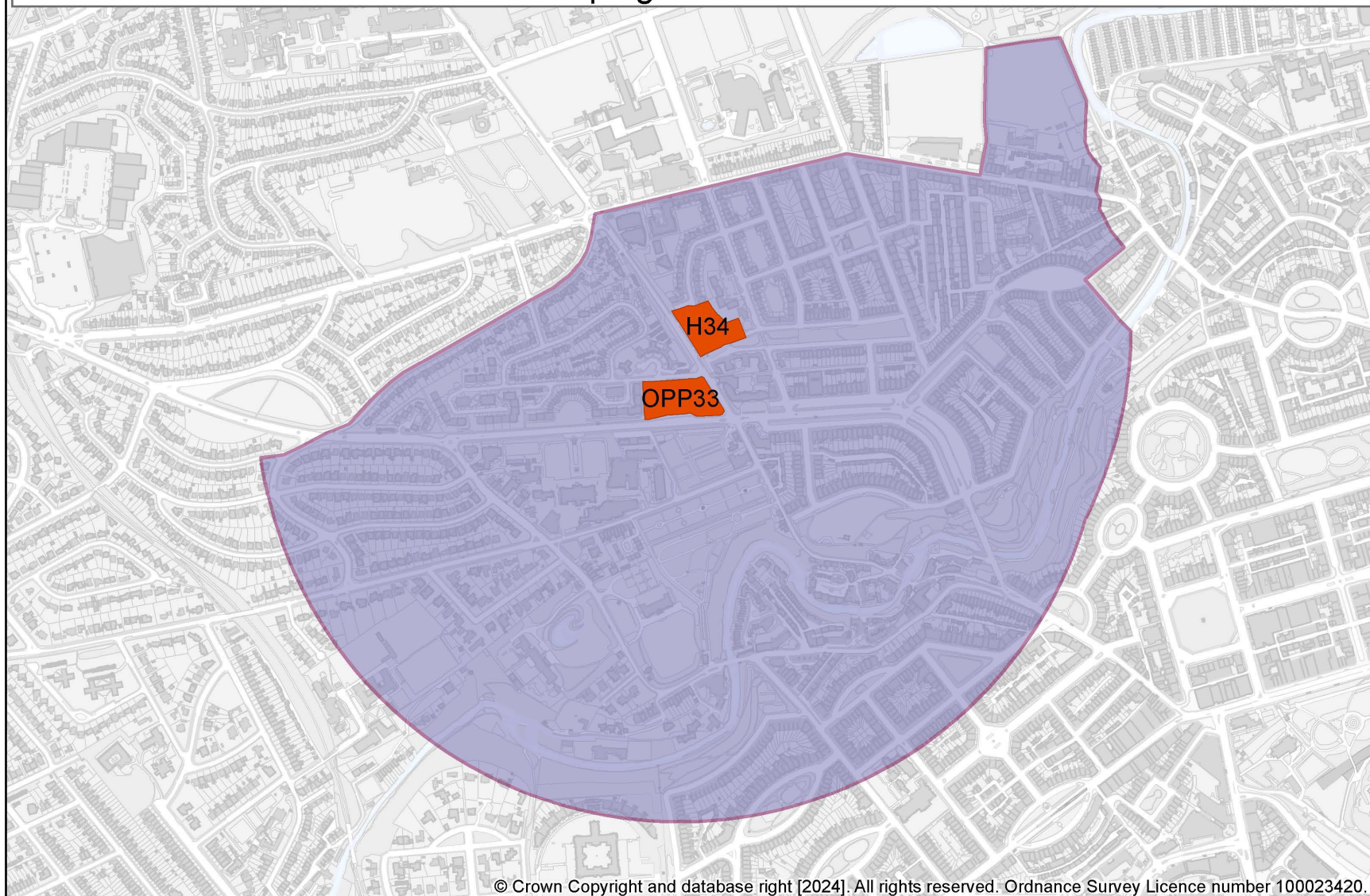


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 Draft for Consultation June 2024

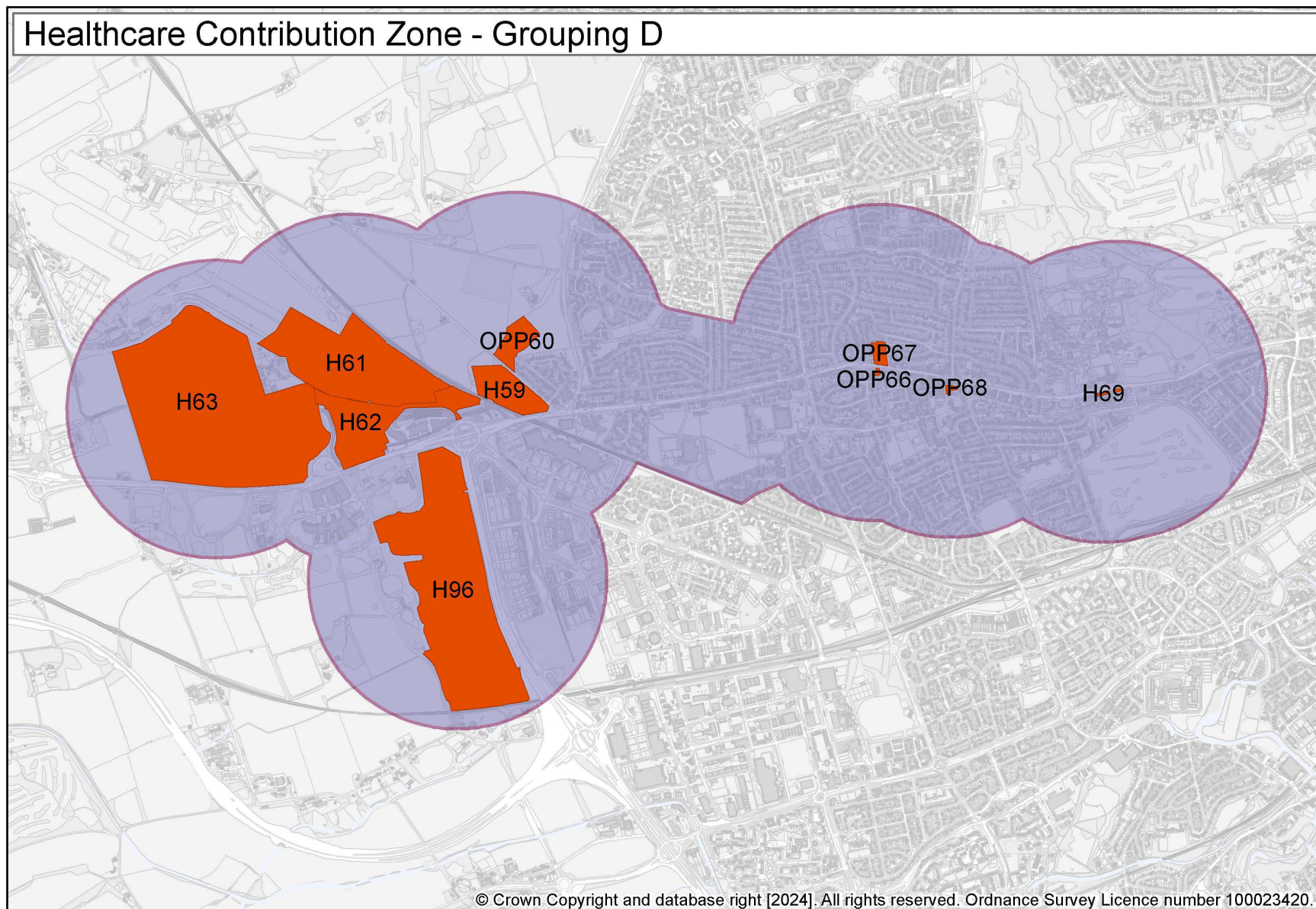
Contribution Zone Grouping C				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
OPP33 Orchard Brae Avenue	55	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Blackhall, Stockbridge (relocation and expansion).	55 units x £1,682.49 = £92,536.95
H34 Orchard Brae	124			124 units x £1,682.49 = £208,628.76
Total units	179			Total potential contribution estimated within this zone towards a new practice from City Plan allocated sites: <b>£301,165.71</b>



### Healthcare Contribution Zone - Grouping C

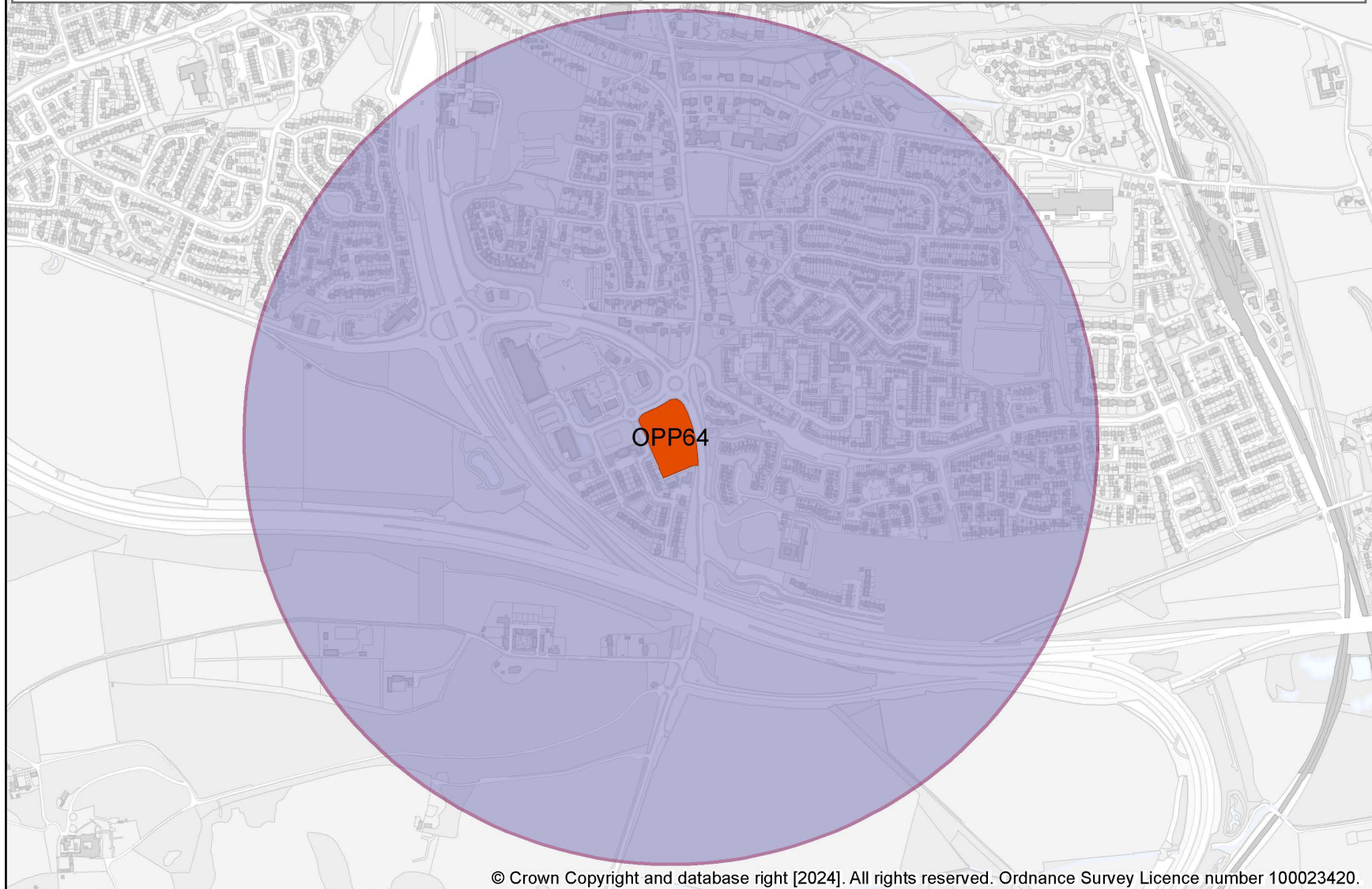


Contribution Zone Grouping D				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H59 Land At Turnhouse (SAICA)	1000	New practice required	A new medical practice will be required in west Edinburgh to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Parkgrove, East Craigs. A new medical practice will be required in west Edinburgh to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Eastcraigs, Ladywell East, Ladywell West.	1000 x £1,682.49 = 1,682,490
OPP60 Turnhouse Road	200			200 x £1,682.49 = £336,498
H61 Crosswinds	2500			2500 x £1,682.49 = £4,206,225
H62 Land Adjacent to Edinburgh Gateway	250			250 x £1,682.49 = £420,622.5
H63 Edinburgh 205	7000			7000 x £1,682.49 = £11,777,430
OPP66 St Johns Road (A)	14			14 x £1,682.49 = £23,554.86
OPP67 St Johns Road (B)	72			72 x £1,682.49 = £121,139.28
OPP68 Kirks Loan	16			16 x £1,682.49 = £26,919.84
H69 Corstorphine Road (A)	16			16 x £1,682.49 = £26,919.84
H70 Corstorphine Road (B)	8			8 x £1,682.49 = £13,459.92
Total units	11,076			



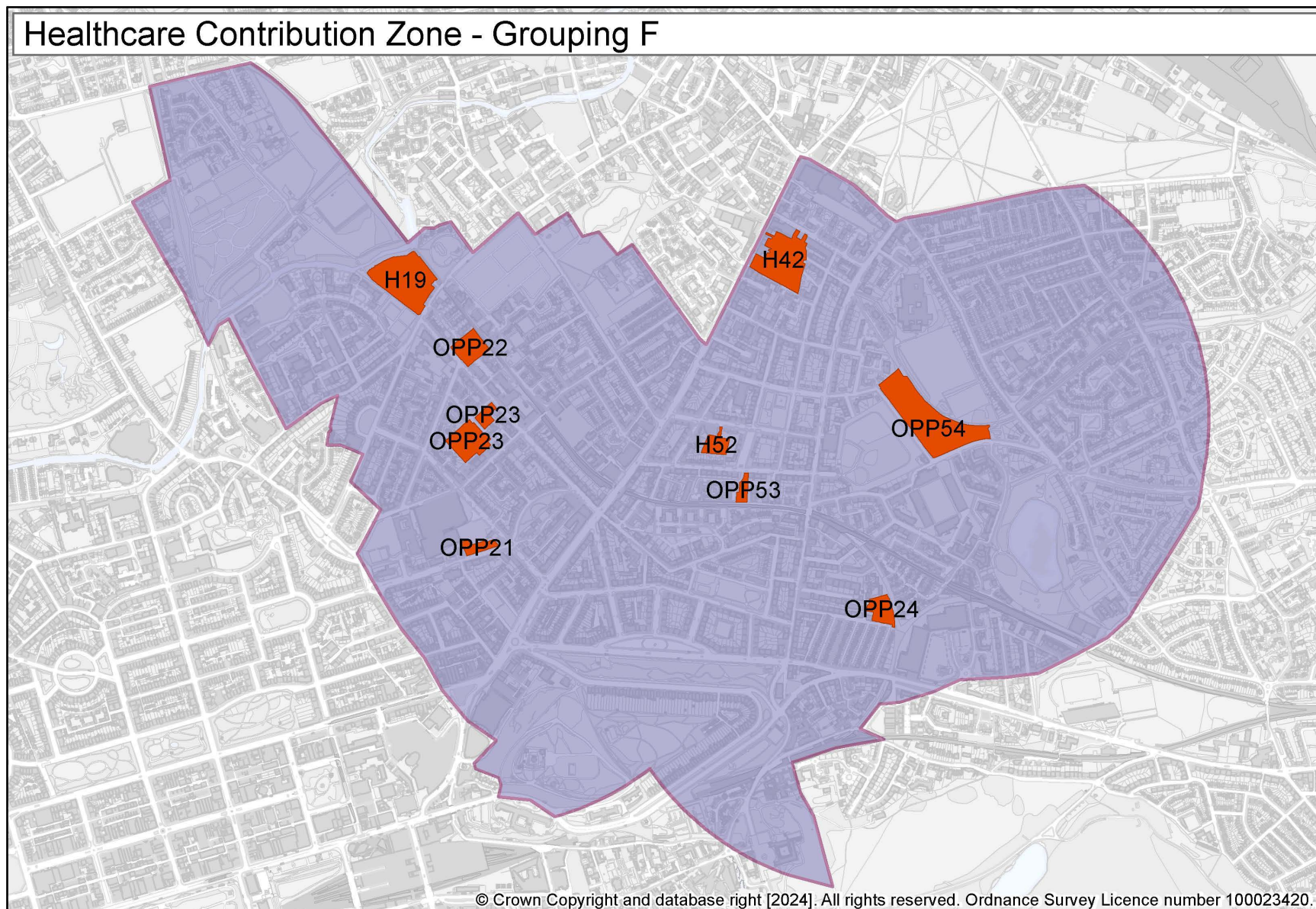
Contribution Zone Grouping E				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
OPP64 Land at Ferrymuir	88	New practice required	A new medical practice will be required in west Edinburgh to accommodate the new population generated by these new developments. In addition, potential extension options may be required at South Queensferry.	88 units x £1,682.49 = £148,059.12  Total potential contribution estimated within this zone towards a new practice from City Plan allocated sites: <b>£148,059.12</b>

## Healthcare Contribution Zone - Grouping E



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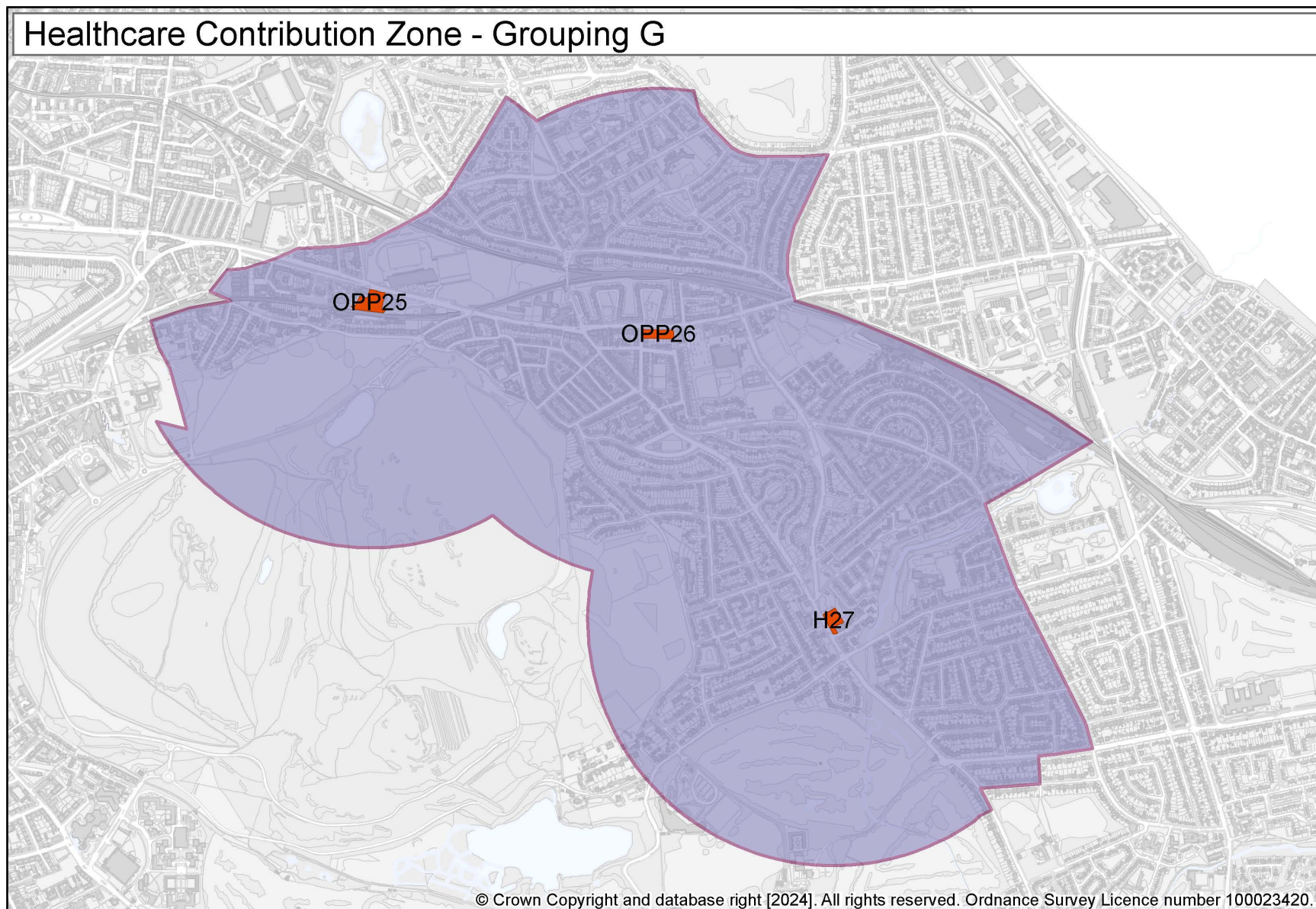
Contribution Zone Grouping F				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H19 Broughton Road	262	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Annadale, Hopetoun, Leith Mount, Links, Mill Lane, Restalrig, Victoria.	262 x £1,682.49 = £440,812.38
OPP21 East London Street	41			41 x £1,682.49 = £68,982.09
OPP22 McDonald Road (B)	158			158 x £1,682.49 = £265,833.42
OPP23 McDonald Place	152			152 x £1,682.49 = £255,738.48
OPP24 Norton Park	69			69 x £1,682.49 = £116,091.81
H42 Leith Walk/Manderston Street	235			235 x £1,682.49 = £395,385.15
H52 Iona Street	80			80 x £1,682.49 = £134,599.20
OPP53 Albert Street	28			28 x £1,682.49 = £47,109.72
OPP54 St Clair Street	373			373 x £1,682.49 = £627,568.77
Total units	1,398			



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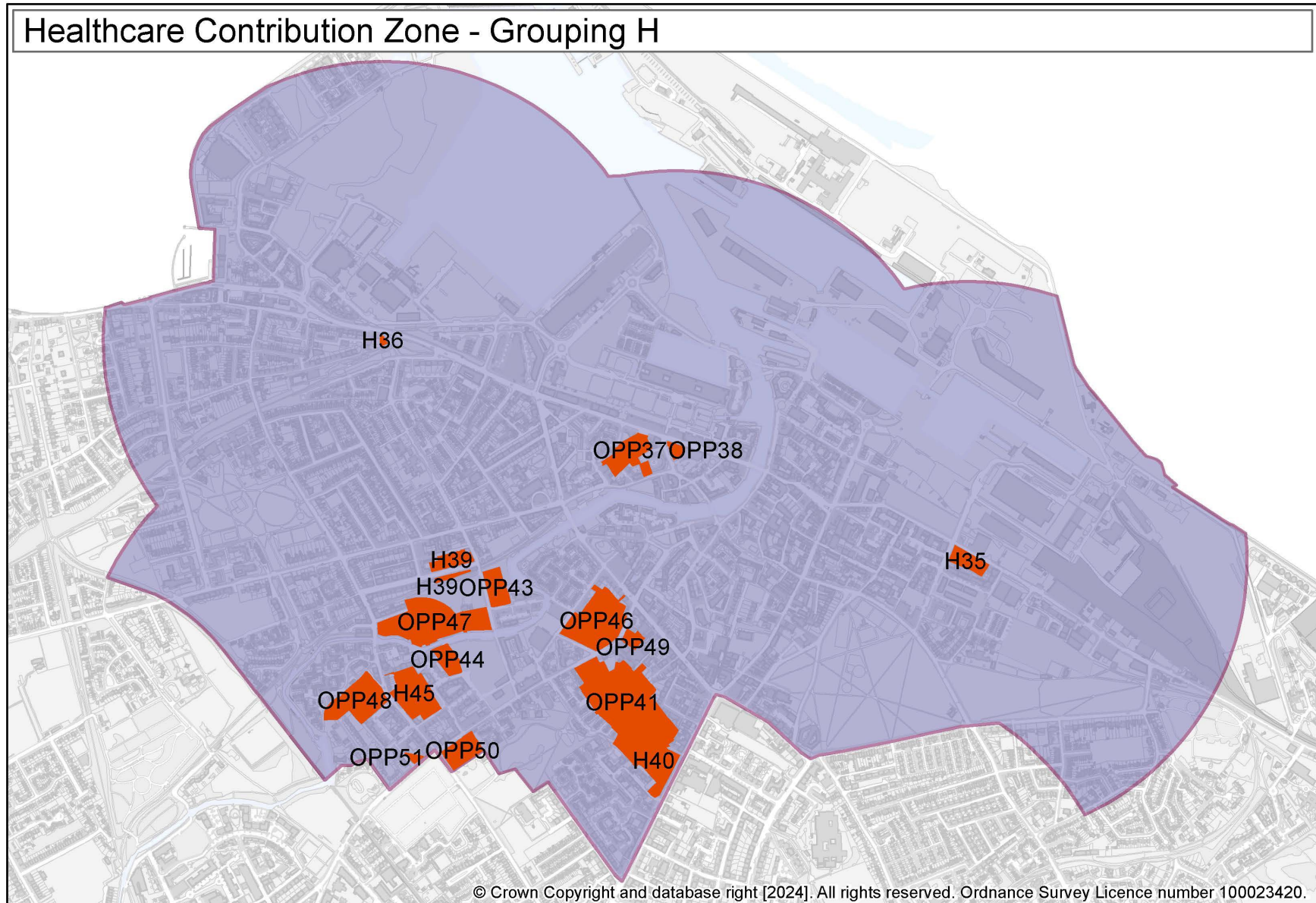
Contribution Zone Grouping G				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
OPP25 London Road (B)	113	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Baronscourt, Brunton, Durham Road, Milton, Southfield.	113 units x £1,682.49 = £190,121.37
OPP26 Portobello Road	41			41 units x £1,682.49 = £68,982.09
H27 Willowbrae Road	24			24 units x £1,682.49 = £40,379.76
Total units	178			Total potential contribution estimated within this zone towards a new practice from City Plan allocated sites: <b>£299,483.22</b>





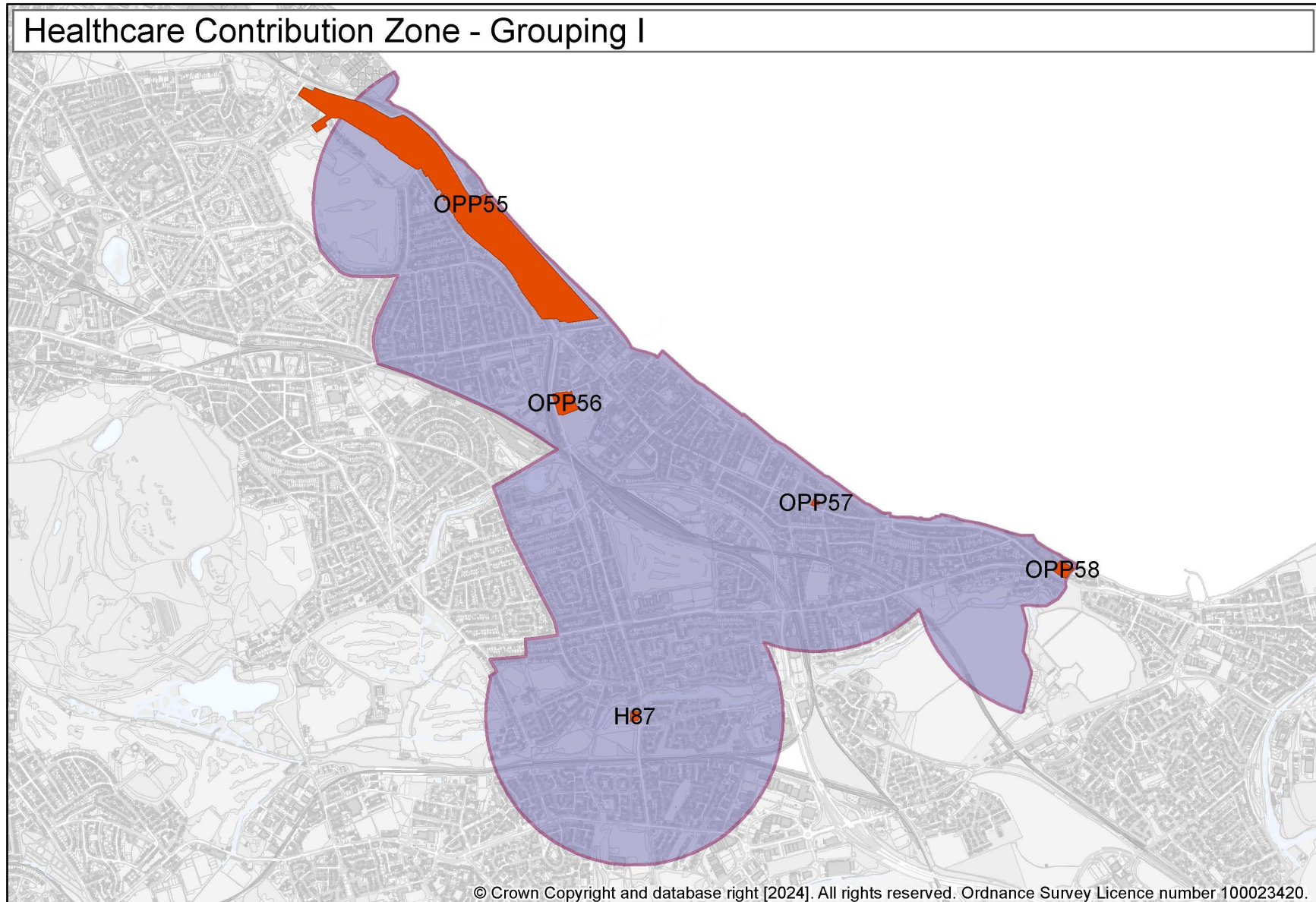
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Draft for Consultation June 2024

Contribution Zone Grouping H				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H35 Salamander Place	113	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Annandale, Hopetoun, Leith, Leith Mount, Mill Lane, Summerside, Victoria.	113 units x £1,682.49 = £190,121.37
H36 North Fort Street	8			8 units x £1,682.49 = £190,121.37
OPP37 Coburg Street	152			152 units x £1,682.49 = £255,738.48
OPP38 Commercial Street	45			45 units x £1,682.49 = £255,738.48
H39 Pitt Street	103			103 units x £1,682.49 = £173,296.47
H40 Steads Place	148			148 units x £1,682.49 = £249,008.52
OPP41 Jane Street	372			372 units x £1,682.49 = £625,886.28
OPP43 West Bowling Street	83			83 units x £1,682.49 = £139,646.67
OPP44 Newhaven Road 1	90			90 units x £1,682.49 = £151,424.1
H45 Newhaven Road 2	193			193 units x £1,682.49 = £324,720.57
OPP46 Bangor Road	290			200 units x £1,682.49 = £336,498
OPP47 South Fort Street	414			414 units x £1,682.49 = £696,550.86
OPP48 Stewartfield	207			207 units x £1,682.49 = £348,275.43
OPP49 Corunna Place	24			24 units x £1,682.49 = £40,379.76
OPP50 Bonnington Road	56			56 units x £1,682.49 = £94,219.44
OPP51 Broughton Road	23			23 units x £1,682.49 = £38,697.27
Total units	2,321			Total potential contribution estimated within this zone towards a new practice from City Plan allocated sites: <b>£4,110,323.07</b>



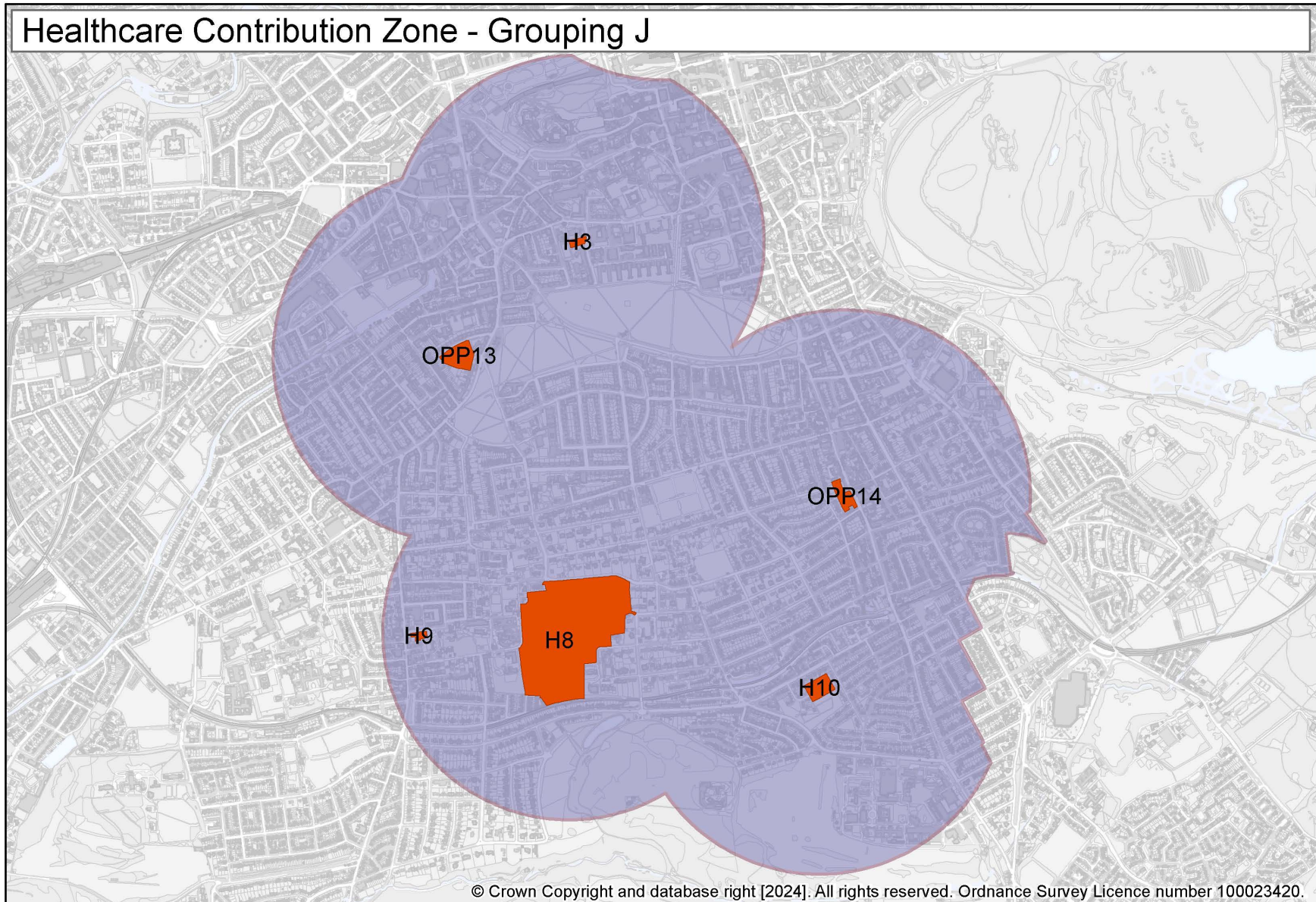
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Contribution Zone Grouping I				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
OPP55 Seafield	800	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Durham Road, Links, Milton, Mill Lane, Portobello, Restalrig, Southfield, Victoria. Extensions may also be required as interim measures until such time as new practices are complete and in operation.	800 units x £1,682.49 = £1,345,992
OPP56 Sir Harry Lauder Road	104			104 units x £1,682.49 = £174,978.96
OPP57 Joppa Road	8			8 units x £1,682.49 = £13,459.92
OPP58 Eastfield	40			40 units x £1,682.49 = £67,299.6
H87 Duddingston Park South	24			24 units x £1,682.49 = £40,379.76
Total units	976			



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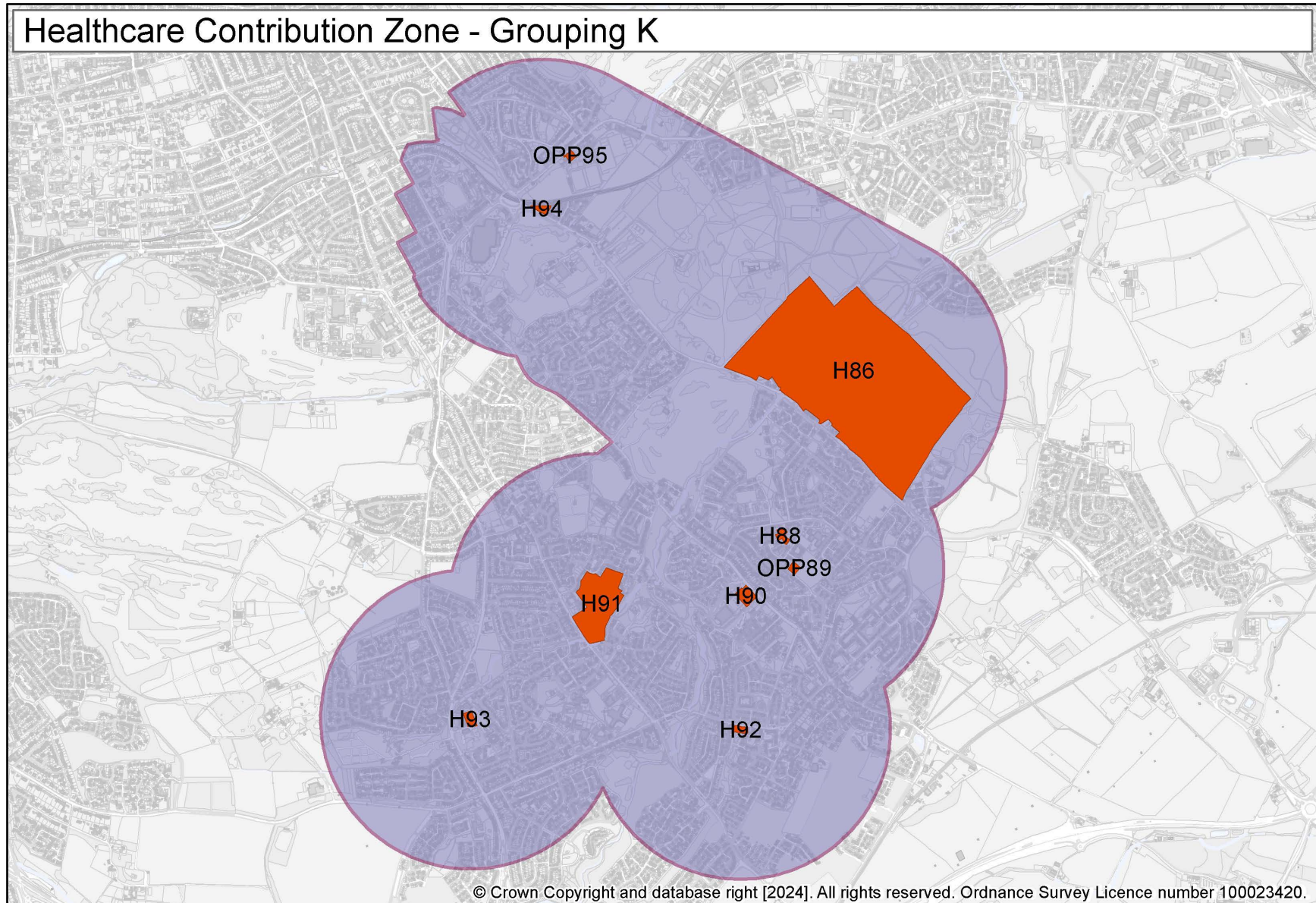
Contribution Zone Grouping J				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H3 Chalmers Street (Eye Pavilion)	68	New practice required	A new medical practice will be required to accommodate the new population generated by these new developments. In addition, potential extension options may be required at the following practices: Meadows, Grange, Bruntsfield, Hermitage, Morningside.	68 units x £1,682.49 = £114,409.32
H8 Astley Ainslie Hospital	500			500 units x £1,682.49 = £841,245
H10 Watertoun Road	49			49 units x £1,682.49 = £82,442.01
OPP13 Gillespie Crescent	166			166 units x £1,682.49 = £279,293.34
OPP14 Ratcliffe Terrace	97			97 units x £1,682.49 = £163,201.53
Total units:	880			



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

Contribution Zone Grouping K				
Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H86 Edinburgh Bioquarter	2500	New practice required	A new medical practice will be required to accommodate the new population generated by this new development. Extensions may be required at the following practice: Gracemount	2500 units x £1,682.49 = £4,206,225
H88 Moredun Park Loan	32			32 units x £1,682.49 = £53,839.68
OPP89 Moredun Park View	24			24 units x £1,682.49 = £40,379.76
H92 Gilmerton Dykes Road	24			24 units x £1,682.49 = £40,379.76
H93 Rae's Crescent	32			32 units x £1,682.49 = £53,839.68
H90 Morrisons at Gilmerton Road	32			32 units x £1,682.49 = £53,839.68
H91 Liberton Hospital	360			360 units x £1,682.49 = £605,696.4
H94 Old Dalkeith Road	24			24 units x £1,682.49 = £40,379.76
OPP95 Peffermill Road*	16			16 units x £1,682.49 = £26,919.84
Total units	3,044			





**Other sites where their impact (individually or cumulatively) on healthcare infrastructure requires to be mitigated, but the location of the mitigation requires more investigation, and therefore at this stage it is not possible to map into a zone grouping.**

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H96 East of Millburn Tower	1350	New practice required	A new medical practice will be required in west Edinburgh to accommodate the new population generated by this new development.	1350 units x £1,682.49 = £2,271,361.5  Total potential contribution estimated from City Plan allocated site towards a new practice: <b>£2,271,361.5</b>

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H15 St Leonard's Street	24	Extensions to existing practices	Extensions may be required at the following practices: MacKenzie, St Leonards.	24 units x £1,682.49 = £40,379.76 55 units x £1,682.49 = £92,536.95  Total potential contribution estimated from City Plan allocated sites towards extension or reconfiguration of practice(s): <b>£132,916.71</b>
H28 Cowans Close	55			
Total units	79			

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H11 Watson Crescent Lane	8	Extensions to existing practices	Extensions may be required at the following practices: Springwell, Polworth, Gilmore, Leven.	8 x units x £1,682.49 = £13,459.92 Total potential contribution estimated from City Plan allocated site towards extension to practice(s): <b>£13,459.92</b>

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

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
OPP95 Peffermill Road	16	Extensions to existing practices	Extensions may be required at the following practices: Conan Doyle, Braefoot, Craigmillar	16 units x £1,682.49 = £26,919.84  Total potential contribution estimated from this City Plan allocated site towards extension to practice(s): <b>£26,919.84</b>

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
OPP1 Dundee Street	45	Extensions to existing practices	Extensions may be required at the following practices: Polwarth, Springwell, Gilmore, Leven	45 units x £1,682.49 = £75,712.05
OPP2 Dundee Terrace	45			45 units x £1,682.49 = £75,712.05
H12 Temple Park Crescent	46			46 units x £1,682.49 = £77,394.54
Total units	136			Total potential contribution estimated from City Plan allocated sites towards extension to practice(s): <b>£228,818.64</b>

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H4 Dalry Road	45	Extensions to existing practices	Extensions may be required at the following practices: Polwarth, Springwell, Gilmore, Leven, Slateford.	45 units x £1,682.49 = £75,712.05  Total potential contribution estimated from City Plan allocated sites towards extension to practice(s): <b>£75,712.05</b>

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Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H65 Old Liston Road	104	Extensions to existing practices	Extensions may be required at the following practices: Polwarth, Springwell, Gilmore, Leven, Slateford, Sighthill Red/Green	104 units x £1,682.49 = £109,361.85
OPP72 West Gorgie Park	110			110 units x £1,682.49 = £185,073.9
H73 Gorgie Park (Caledonian Packaging)	138			138 units x £1,682.49 = £232,183.62
Total units	462			Total potential contribution estimated from City Plan allocated sites towards extension to practice(s): <b>£592,236.48</b>

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H75 Lanark Road	80	Extensions to existing practices	Extensions may be required at the following practices: Slateford, Springwell, Sighthill Green/Red	80 units x £1,682.49 = £134,599.20  Total potential contribution estimated within this zone towards extension to practices from City Plan allocated sites: <b>£134,599.20</b>

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Draft for Consultation June 2024

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H76 Peatville Gardens	10	Extensions to existing practices	Extensions may be required at the following practices: Sighthill Green/Red, Wester Hailes, Whinpark, Slateford, Springwell.	10 units x £1,682.49 = £16,824.9
OPP77 Gorgie Road (east)	469			469 units x £1,682.49 = £789,087.81
OPP78 Stevenson Road	290			290 units x £1,682.49 = £487,922.1
H79 Broomhouse Terrace	320			320 units x £1,682.49 = £538,396.8
OPP80 Murrayburn Road	384			384 units x £1,682.49 = £646,076.16
OPP81 Dumbryden Drive	124			124 units x £1,682.49 = £208,628.76
H83 Clovenstone House	97			97 units x £1,682.49 = £163,201.53
H84 Calder Estate	28			28 units x £1,682.49 = £47,109.72
Total units	1,722			

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
H85 Redford Barracks	800	Extensions to existing practices	Extensions may be required at the following practices: Firhill, Colinton, Craiglockhart	800 units x £1,682.49 = £1,345,992 Total potential contribution estimated from City Plan allocated sites towards extending or reconfiguring these practice(s): <b>£1,345,992</b>

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 Draft for Consultation June 2024

Contributing Housing sites	Units	Action	Description	Estimated contributions based on per unit rate.
OPP5 Roseburn Street	152	Extensions to existing practice	Additional capacity needs to be created at Tollcross Health Centre.	Internal reconfiguration rate (Ie total cost / total no. of units) 152 (estimate) x £942.57 = £143,270.64  Total potential contribution estimated from City Plan allocated sites towards an extension at this practice: <b>£143,270.64</b>
H7 Murieston Lane	69			
Total units	221			