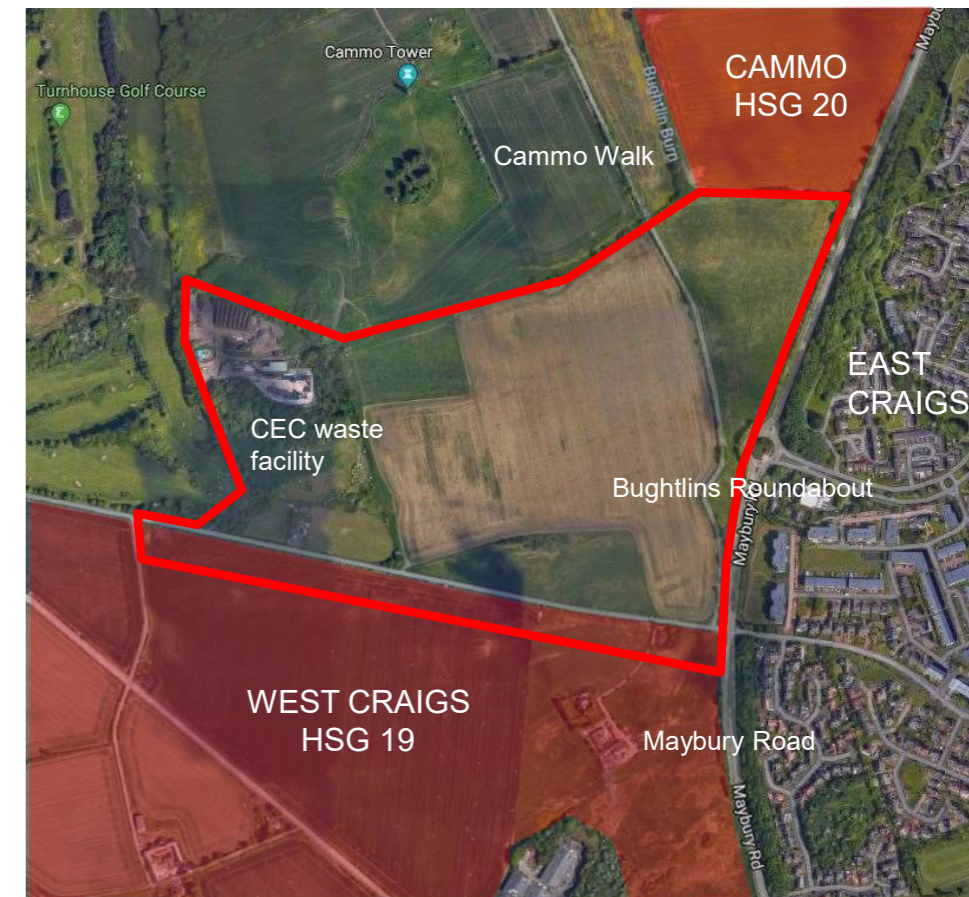




# LAND NORTH OF CRAIGS ROAD, EDINBURGH

 Application Site Boundary

 West Craigs South



We have submitted a Proposal of Application Notice (PoAN) to City of Edinburgh Council for a mixed use development, comprising:

*Residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all associated infrastructure.*

The PoAN submission triggers 12-weeks of statutory pre-application consultation prior to the submission of a planning application. This consultation event forms part of this pre-application consultation and we are keen to gather the views of the public prior to submission of the eventual application. If you have any comments or queries on the proposals please speak to a member of the project team at this event and / or please complete a feedback form and pass this to a member of the project team. Alternatively, feedback can be emailed to the following email address: [westcraigsnorth@iceniprojects.com](mailto:westcraigsnorth@iceniprojects.com).

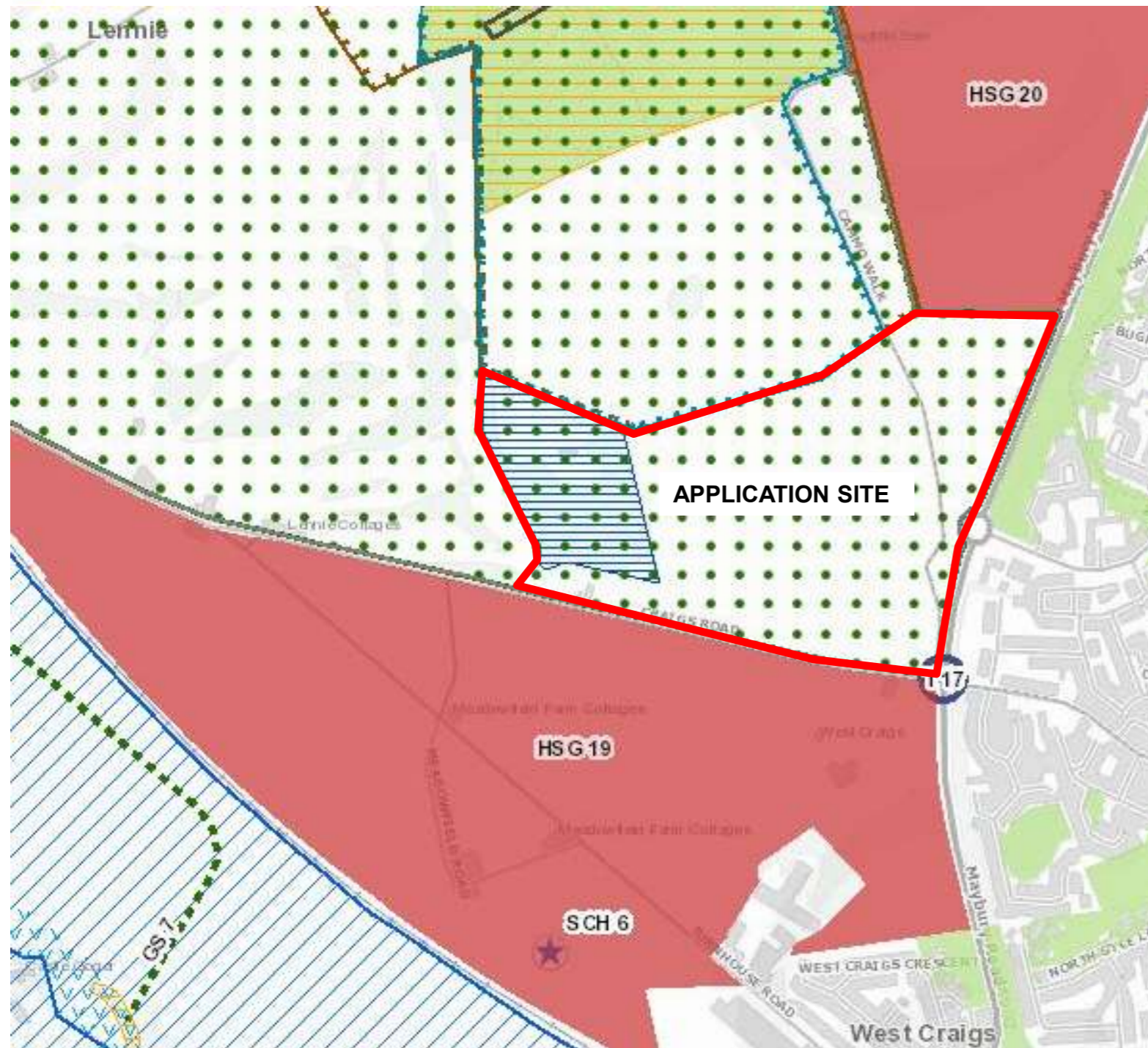
**Please note the deadline for all comments is 20 November 2023**

Please note that all comments made as part of this consultation are comments to the project team and not the City of Edinburgh Council. An opportunity to make comments to the Council will exist if a formal planning application is made at a later date.

- Housing Proposal
- Green Belt
- Countryside Policy Area
- Local Nature Conservation Site
- Open Space
- Special Landscape Area
- Safeguarded Waste Management Facility

The Development Plan for Edinburgh comprises the Fourth National Planning Framework (NPF4) and the Edinburgh Local Development Plan (LDP).

West Craigs Limited have previously run a planning application for residential development (including affordable housing) on the site (CEC ref: 21/04210/PPP). This was appealed to the Scottish Government against non-determination in February 2022 (DPEA ref: PPA-230-2370), before Scottish Government Reporter's dismissed the appeal and refused planning permission in December 2022.



Notwithstanding the previous appeal decision, the Reporter raised a number of points within the decision notice which indicates that the site could be suitable for development at a later date. A link to the full report is noted at the foot of this board. Key extracts are as follows;

**Paragraph 36 (Visual Impact):**  
*Bringing my assessments on landscape and visual impact together, due to the loss of a rural landscape character type (Cammo Fringe Farmland), I find the proposal would conflict with the first sentence of Policy Env 10 (Development in the Green Belt and Countryside) and Policy Des 4 (Development Design - Impact on Setting). However, there would not in my view, be a significant adverse impact on Special Landscape Area qualities in relation to Policy Env 11. Matters of detail with regard to layout and design could be assessed further at the matters specified in conditions stages.*

**Paragraph 60 (Accessibility):**  
*In terms of accessibility, the site is within 400 metres of new bus stops under construction along Craigs Road and existing stops on Maybury Road (for Number 31 and 68 bus services). There is also the desire to divert the Number 31 route through the site. The site is around 1500 metres from the Edinburgh Gateway rail/tram station (Figure 2.1 of appellants' written response, 5 September 2022). The appellants' public transport isochrones (Figure 10) of the transport assessment also clarifies these distances. In addition, the Gyle Shopping Centre is approximately 1600 metres walking distance. The site is also less than 800 metres from a new Maybury Primary, Nursery & Health centre (to open in August 2023), and approximately 1000 metres from Craigmount High School. Other services are also within a 10 to 20 minute walk. It is an approximate 30-minute walk (2.5 kilometres) to Edinburgh Park rail/tram station.*

*The site also includes part of Cammo Walk; a closed off road used as a cycle/walking route, which links housing sites Hsg 19 and 20 as an active travel route. All of these matters indicate to me that the site benefits from good connectivity with sustainable travel options.*

**Paragraph 65 (Sustainable Location):**  
*Taking the above transport matters into account, I conclude that the site should not be regarded as reliant upon the car. It offers the opportunity as a sustainable location based on the travel options by public transport, foot and cycle. Although some of the walking options are adjacent to existing roads and subject to road noise that does not change my overall conclusion.*

**Paragraphs 101-102 (Education Provision)**  
*Furthermore, in the event that the council requires a new primary school, this can, according to the appellants, be accommodated on the appeal site. All of this provides the basis for negotiating a planning obligations agreement with regard to primary education contributions. On the matter of secondary school provision the council accepts its statutory responsibilities and a longstanding requirement to provide additional secondary school infrastructure in West Edinburgh. The appellants have confirmed their willingness to make contributions towards secondary school infrastructure (both non-denominational and denominational) within West Edinburgh. Again this matter could be secured through a planning obligations agreement.*

The City of Edinburgh Council are currently in the process of updating their LDP, with the replacement plan (known as City Plan 2030) currently undergoing Examination by the Scottish Government. Given this changing planning context, and in light of the Reporter's findings for the previous appeal, West Craigs Limited are considering their options for future development at the site.

# Future Development Context



AERIAL PHOTOGRAPH SHOWING ONGOING AND FUTURE DEVELOPMENT OF ADJOINING LAND

# Ongoing Development



THE APPLICATION SITE

AERIAL PHOTOGRAPH FROM THE SOUTH

# Ongoing Development



AERIAL PHOTOGRAPH FROM THE WEST



# APPROVED HSG 19 MASTERPLAN



### LEGEND

- Denotes Application Site Boundary
- Denotes existing Category A, B and C trees to be retained
- Denotes trees recommended for removal
- Denotes trees to be removed to facilitate the works
- Denotes Root Protection Area for retained trees Refer to Alan Motion tree survey for specific details
- Denotes indicative new trees

### General Notes

- Other specific site measures for HSG 19 of the Action Programme
- Works already delivered as part of the EGIP sponsored Edinburgh Gateway facility
- Cyclepaths to the Gyle Shopping Centre
  - A8 underpass and A8 route
- Note: Details for connection to the Gogar Link Road pending delivery of the Gogar Link Road.
- Denotes indicative bus route as indicated on the Maybury and Cammo Site Brief plan.
  - Denotes proposed bus route demonstrating compliance with the LDP Maybury and Cammo Site Brief plan.

REV	DATE	DRAWN	DESCRIPTION
W	2.2020	WH	UTILITIES UPDATED TO REFLECT GRP SURVEY
V	2.2020	WH	UPDATED AS MHFPH REQUIREMENTS
U	1.1.19	WH	UPDATED AS MHFPH REQUIREMENTS
T	10.19	WH	LANDSCAPE ADJUSTMENTS AROUND BRIDGE
S	10.19	WH	UPDATED FOR ANIC SUBMISSION
R	10.19	WH	UPDATED FOR OCTOBER WORKSHOP MEETING
P	9.19	WH	LAYOUT ADJUSTMENTS FOLLOWING SEPTEMBER WORKSHOP MEETING AND SWALE CORRECTION
N	8.19	WH	AFFORDABLE AREA UPDATE
M	8.19	WH	2% SWALE ALLOWANCE INDICATED SOUTH OF TURNHOUSE ROAD
L	7.19	WH	AMENDMENTS & WATER MAIN WAYLEAVE UPDATE
K	7.19	WH	RE-SUBMITTED 14 JULY 2019
J	6.19	WH	TW AND STRATEGIC MP REVISIONS
I	5.19	WH	AMENDMENTS POST 10 MAY 2019 TECH MEETING



CLIENT	WEST CRAIGS LTD & DUNEDIN CANMORE
JOB	WEST CRAIGS, EDINBURGH
DRAWING	ILLUSTRATIVE MASTERPLAN
STATUS	<b>ILLUSTRATIVE</b>
DATE	February 2019
Drawn	WH
Approved	WH
Checked	WH
JOB NO	12785
DR NO	WCCL(01) REVISION W
SCALE	1:1500 SHEET SIZE A0

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# House Types

# LAND NORTH OF CRAIGS ROAD

## POSSIBLE HOUSE TYPE DESIGNS



ILLUSTRATION – CAMMO WALK



ILLUSTRATION – NORTH PARK

Thank you for your attendance today. Your views are important to us, please remember to leave your feedback.



# Feedback

## PUBLIC COMMENT

*Queries regarding visual impact of the proposals – particularly from properties within Burnbrae Park and Amos Crossway.*

*Concern regarding development of green belt land, and removal of amenity space for local residents.*

*Queries regarding capacity of local schools to accommodate development.*

## APPLICANT RESPONSE

*The proposed development will be set within extensive areas of greenspace and landscaping to ensure it integrates harmoniously with the character of the surrounding area.*

*A generous greenspace buffer with tree planting and an upgraded active travel route along Cammo walk is proposed on the site's eastern boundary, which will ensure an attractive outlook from properties at Burnbrae Park.*

*Likewise, significant levels of tree planting are proposed along the site's southern boundary (on both sides of Craigs Road) to ensure that the outlook from properties to the south (including Amos Crossway) will be protected.*

*The prevailing character of the wider area has changed in recent years, with residential development to the north (at Cammo) and to the south (at West Craigs Maybury) having an urbanising effect on the site and surrounding landscape.*

*We consider that the site represents a logical gap in the landscape where new residential development is appropriate. Notwithstanding, the proposals include a significant level of landscaped greenspace and new tree planting to ensure it still has a 'green' character. We also note that Cammo Estate will continue to provide amenity to existing residents of the area.*

*It is considered that sufficient schools capacity exists to accommodate development at the site. The new Maybury Primary School (to the south) can be extended to accommodate additional pupils. Likewise, Craigmount High could also be extended. The principle of this was accepted by the Reporter for the previous Appeal on the site. Alternatively, there may be an opportunity to provide a new primary school within the application site. This will be discussed with planning officers in due course once an application has been submitted.*



## PUBLIC COMMENT

*Queries regarding planned road upgrade works in the wider area – particularly the Craigs Road / Maybury Road junction.*

*Queries regarding how the current proposals differ from the previous proposals at the site which were refused at Appeal.*

This is the second public consultation event which has been held in association with the proposed new planning application for West Craigs North. The first event was held on 9<sup>th</sup> October 2023. This meeting was well attended with a total of 31 individuals present. Only one completed feedback form was received – however many of the attendees provided feedback verbally to members of the project team who were in attendance.

On this board, we summarise the feedback which was received and set out how this will be considered prior to the submission of a planning application later this year.

## APPLICANT RESPONSE

*As part of development happening within the wider area, plans are in place for the upgrade of the Craigs Road / Maybury Road junction with the provision of a new signalised junction. Our current proposals for West Craigs North will contribute to any required road upgrade works to ensure that development can be accommodated.*

*As before, the application will be for Planning Permission in Principle (PPP) which is essentially an 'outline' application, which will approve the principle of development as well as an indicative layout. If PPP is granted, then specific details such as detailed layout, design, exact housing numbers etc. would then be subject to further detailed planning applications.*

*West Craigs Limited and Wheatley Homes East consider that the site is an excellent site for housing and will make a real contribution to tackling Edinburgh's profound housing and affordability crisis. It is also considered that the Reporter for the Appeal conceded that the site may be able to accommodate development at some point in the future – in particular it was noted the site is sustainably located and that a solution to education provision could in principle be found.*

*In the context of the changing planning policy position (with the adoption of NPF4 and Edinburgh's new City Plan at Examination), we consider that there is merit in submitting a new planning application for residential development at the site.*

# Feedback

## PUBLIC COMMENT

*Concerns regarding the quantity of retail floorspace which is proposed.*

*Concerns regarding car parking levels and potential impacts on the surrounding road network.*

*Queries regarding road safety and Safe Routes to School – in particular plans for the Craigs Road / Maybury Road junction. Request for consideration to be given to underpass.*

## APPLICANT RESPONSE

*A small element of retail floorspace is proposed. This will comprise a 'local' scale convenience store to serve the needs of the new community. Active travel links will be in place to allow safe and fast access (walking, wheeling and cycling) to the Gyle Shopping Centre to the south which will provide a more robust retail offer for new residents. This includes a new active travel bridge over the railway line to the west of Edinburgh Gateway Station.*

*The application is for PPP at this stage and as such parking levels are not yet known. This will be guided by the relevant Council guidance which is in place at the time future detailed planning applications are submitted for the site.*

*The Craigs Road / Maybury Road junction is undergoing upgrade works to provide a signalised (traffic light) crossing. This will allow for the safe crossing of pedestrians who are travelling south-north along the new segregated active travel route. It is considered that this will provide a Safe Route to School. Other options (including underpasses) have been assessed, but discounted due to safety concerns, with underpasses in particular not being supported by Edinburgh Council.*

*Notwithstanding, this is a very important issue and we are happy to continue discussions with interested parties in respect of this in due course.*

## PUBLIC COMMENT

*Queries regarding mix of proposed uses – support expressed for cafes, pubs etc to help build community.*

*Queries regarding impact on local ecology and biodiversity.*

## APPLICANT RESPONSE

*The development proposals are for a residential-led development with a small element of convenience retail space. It is considered that the scale of development is not sufficient to support any further non-residential uses.*

*Notwithstanding, the site will be well connected to the south where a community café is proposed within the community hub in Maybury West Craigs, and links to the Gyle Shopping Centre will also be improved through the provision of a new active travel bridge over the railway.*

*The planning application will be accompanied by a full and comprehensive Ecology Assessment. It is considered that an excellent opportunity exists to enhance biodiversity and ecology at the site through the provision of high-quality greenspace, and significant additional tree, shrub and flower planting. Full details will be submitted for assessment as part of the planning application.*

