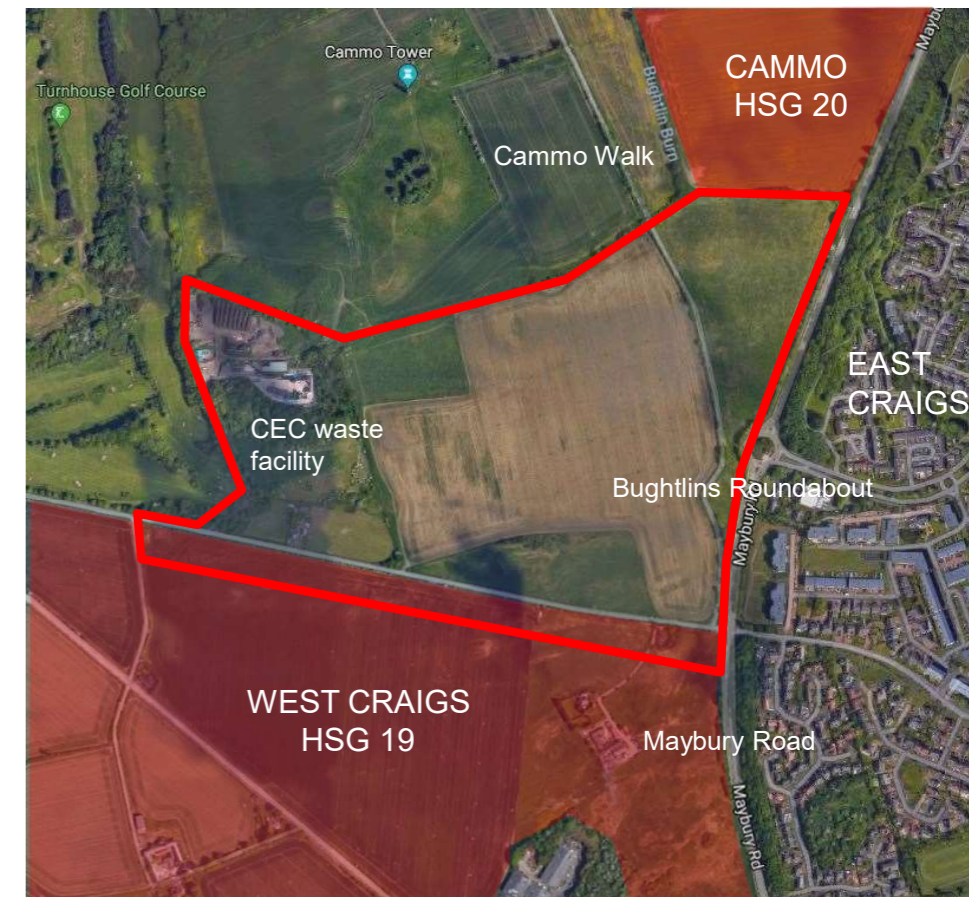




LAND NORTH OF CRAIGS ROAD, EDINBURGH

 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.

Please note the deadline for all comments is 23rd October 2023.

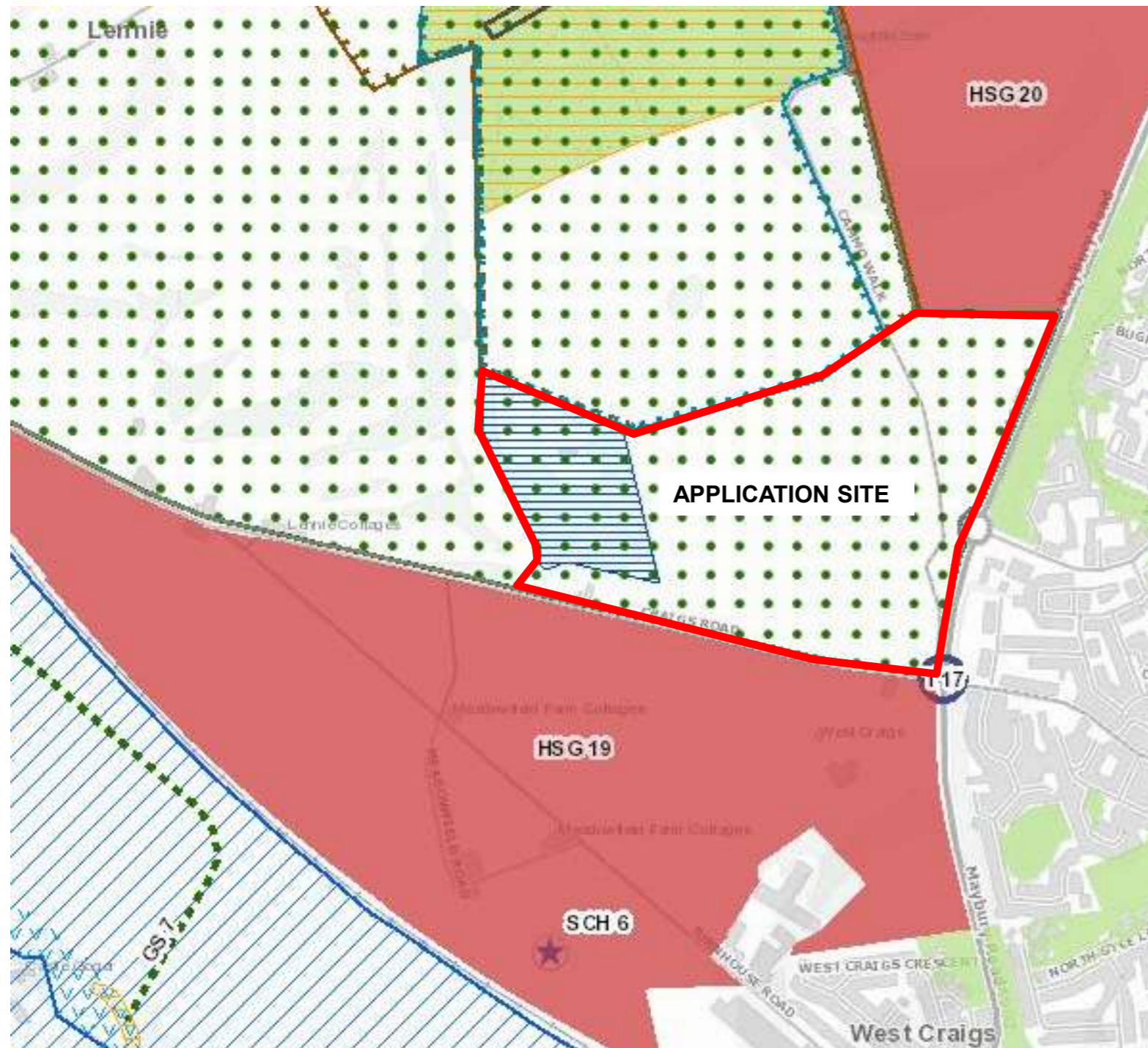
A second consultation event is planned in this same venue for Monday 6th November between 15:30 and 19:30.

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



AERIAL PHOTOGRAPH FROM THE SOUTH

Ongoing Development



THE APPLICATION SITE

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	ILLUSTRATIVE
DATE	February 2019
Drawn	WH
Approved	WH
Checked	WH
JOB NO	12785
DR NO	WC1(01) REVISION W
SCALE	1:1500 SHEET SIZE A0

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House Types

LAND NORTH OF CRAIGS ROAD

POSSIBLE HOUSE TYPE DESIGNS



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