

L Nicol
The City of Edinburgh Council
City Development
Waverley Court
4 East Market Street
EDINBURGH
EH8 8BG

Cardross

8 November 2007

Dear Ms Nicol

WEST CRAIGS EDINBURGH

Following our recent phone conversation, I write to confirm that I act as Asset Manager for the West Craigs project. West Craigs is a 200 acre residential development proposal being promoted by West Craigs Ltd and Dunedin Canmore Housing Association / Rowan Group, on land to the east of the airport, west of Maybury Road. The land lies partly within the Rural West Local Plan, part within the City, and currently is within the designated green belt.

I and our planning consultant Iain Gotts wish to meet with you, ideally in the next 2 weeks, to;

- review pre-application consultation to date
- ensure that CEC are satisfied that our pre-application consultation is complying with PAN 81.
- continue pre-application consultation on key outstanding issues

Set out below is a summary of consultation to date.

West Craigs – green belt status

The last assessment of the landscape qualities of rural west Edinburgh, undertaken by your Council was in 1993. This ranked all green belt sites in order of sensitivity, and placed the land at West Craigs in the Lowest Category, along with Edinburgh airport, Heriot Watt campus at Riccarton, and Ferrymuir. I understand that a Green Belt Review is now underway for all of Lothians, as part of the SDP process.

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Planning Consultation to date

2005 Rural West Local Plan Review - Although no substantial additional housing allocations came out of the 1998-2005 Rural West Local Plan review, the Reporters did consider the prospects of future housing at West Craigs. They stated that "this site could provide an attractive residential environment in a location not far from existing and proposed public transport facilities along the A8 corridor. Major sources of employment and other services are also at no great distance".

CEC consultation- following an initial meeting between Iain Gotts and I with Andrew Holmes on 30/6/06, we subsequently set up a series of meetings with your colleagues regarding education, environmental and transport issues.

The scope of the draft Transport Assessment was agreed between our consultants Arup (Craig Latto / Bethan McEwan) and your colleagues Alex Paterson & Ewan Horne, with meetings on 2/5/06, 6/9/06, and 20/4/07. A draft Transport Assessment has now been produced and was forwarded to your Council on 23/10/07. A copy is annexed.

The base scope of the draft Environmental Statement was agreed between our consultants Enviros (Peter Moynan / Rebecca Sturrock) and your colleagues Stephen Hall & Helen Martin at a meeting on 27/7/06. Subsequently there was further input / information obtained from various of your CEC colleagues on the specific elements of the draft ES, including Chris Gray, Janet Brown, Colin Brown (Environmental Protection), Jack Gillon, John Lawson (Archeology), Ken Tippen, John Rossner (Sustainability). A draft ES has now been produced and was forwarded to your Council on 23/10/07. A copy is annexed.

The base scope for the education issues was agreed with myself and your colleague Lindsay Glasgow (Children & Families) at a meeting on 8/9/06, and a letter with proposals for addressing the education issues has now been produced and was forwarded to your Council on 17/10 & 7/11/07. A copy is annexed.

In addition, flood prevention has been dealt with, with myself and our consultants Halcrow having met Alvin Barber on 3/5/07 and subsequently have received his verbal confirmation that there are no flood issues, they await his written confirmation.

Re affordable housing provision, your colleague Alice McGlone is fully up to speed with this proposal.

Consultation with other statutory consultees – consultation has taken place with SEPA and Scottish Water (via Halcrow), SNH (Enviros), tie (Enviros), BAA (Cardross) and Corstorphine Community Council (Cardross).

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In addition, a pre-application consultation document was prepared and circulated to all residents adjacent to the site, and since September 2006 this has also been available on the www.cardrossam.co.uk web site as a download. This is enclosed, as is the latest masterplan, aerial computer generated visual aerial view of the proposal, and the computer generated visual of the proposed principal access solution when viewed from the north, ie Barnton.

It is proposed to further circulate to all consultees and wider residents in the vicinity of the site an updated pre-application consultation document that will also allow parties to either download or obtain by post copies of all reports to date on education, environmental and transport issues which have been forwarded to your Council.

In addition, it is proposed to undertake workshops and a charette with the community so they can participate fully in pre-application consultation, in accordance with PAN 81.

As I mentioned to you during our phone conversation, Helen Martin who was previously dealing with pre-application consultation declined to allow your colleagues John Rossner (Sustainability) and Iain Park (Recreation) to meet with I or our consultants to discuss the proposal. A copy of the relevant e-mails dated 31/5/07 & 3/9/07 are enclosed. I consider this refusal to be completely contrary to the spirit of PAN 81 and would welcome clarification as to whether these pre-application consultations with your colleagues can indeed take place, particularly as CEC has co-operated fully with West Craigs on all other pre-application consultation, so this stance appears inconsistent.

I therefore look forward to receiving suitable dates and times for you (and colleagues) to meet Iain Gotts and I re this matter.

Yours sincerely



Stuart Buchanan
Asset Manager for West Craigs Ltd

Enc.

cc Iain Gotts Iain Gotts Associates
Ian Wattie/Emma Hughes Burness Edinburgh
Craig Latto/Bethan McEwan Arup
Peter Moynan/Rebecca Sturrock Enviro
Susan Napier/Penny Turnbull/Deborah Bailey Dunedin Canmore Housing Association