

Graeme Dott
Drum Brae Community Council
49 Drum Brae North
Edinburgh
EH4 8AT

Cardross

28 May 2008

Dear Mr Dott

**PROPOSED RESIDENTIAL DEVELOPMENT
WEST CRAIGS EDINBURGH**

I refer to our recent discussion regarding the above, and now enclose the additional key supporting information on this ongoing pre-application consultation;

1. Letter from Arup Scotland to CEC dated 23/10/07 with draft Transport Assessment.
2. Letter from Enviros to CEC dated 23/10/07 with draft Environmental Statement.
3. Letter from Cardross to CEC dated 17/10/07 with proposed new primary school and proposed extension for Craigmount solution.
4. E-mail from Cardross to CEC dated 12/12/08 with proposed play park details.
5. Letter from Cardross to CEC dated 8/11/07 requesting ongoing pre-application consultation.
6. Letter from CEC to Cardross dated 24/12/07 declining ongoing pre-application consultation re planning.
7. Updated master-plan and aerial montage.

Your Council will no doubt be aware of the following key planning events currently ongoing which are relevant to this proposal and its pre-application consultation;

- Draft NPF 2, Draft SPP 3 & Planning etc. (Scotland) Act 2006.
- "Firm Foundations".
- Commencement by CEC of Edinburgh Green Belt Study – the first comprehensive review since 1993.
- The abandonment of the Structure Plan Review, and preparation of Edinburgh's first Strategic Development Plan.
- The intention to consider a railway station at Gogar and tram link to replace EARL.
- The recent publication of West Edinburgh Planning Framework

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- The commencement of the Public Local Inquiry of the Edinburgh City Local Plan in September 2008, and the promotion of West Craigs and the adjoining site controlled by Bryant (now Taylor Wimpey plc).


I would also wish to draw to your attention the following key elements which are different from our original proposal;

- Proposed new single stream primary school on site, with sufficient expansion land to accord with CEC protocol, and extension proposal for Craigmount High. Both have been provided to West Craigs by Edinburgh Schools Partnership Ltd, with specialist education architects Holmes Partnership and DSA Education, a specialist education consultant.
- The draft Environmental Statement contains a full chapter on sustainability, and in particular addresses how this proposal scores relative to CEC's Sustainable Standards.
- The draft Transport Statement provides 2 access options. In one (favoured by West Craigs & CEC Highways), Turnhouse Road has a "bus gate" introduced west of the SCA Packaging factory. This means that no private development traffic would use Turnhouse Road, and would in fact result in a substantial reduction in existing vehicle movements for residents on and adjacent to Turnhouse Road at Maybury. In addition, it is proposed to stop up Craigs Road at its junction with Turnhouse Road, so resulting in a material reduction in traffic past Lennie Cottages, whilst retaining public road access for all residents.

This is a complicated development proposal with substantial supporting information now available which addresses key issues of environment, transport, education, and affordable provision. We are in the final stages of setting up a web site for West Craigs to allow all members of the community to both easily download all the supporting information and express their opinions on the proposal.

I and Penny Turnbull of Dunedin Canmore Housing Association look forward to meeting with you & your Council's steering group to discuss West Craigs in more detail at 7.30 pm on 9 June 2008.

Yours sincerely



STUART BUCHANAN
Asset Manager for West Craigs Ltd.

Enc.

cc Penny Turnbull Dunedin Canmore Housing Association