

R Shaw  
Corstorphine Community Council  
34 Caroline Terrace  
EDINBURGH  
EH12 8QX

12 October 2006

Cardross

Dear Ms Shaw

**PROPOSED RESIDENTIAL DEVELOPMENT  
WEST CRAIGS EDINBURGH**

I enclose as requested 3 hard copies of our pre-application consultation. I thought it would also be useful for me to highlight progress on the three key issues which are fundamental to planning consideration of this land;

- Future residential land supply provision for Edinburgh with reference to current green belt
- Education provision
- Transport provision

*Future Residential Land Supply Provision*

I understand that this will be dealt with in the next review of the Lothians Structure Plan, which is ongoing. This is clearly a sensitive strategic issue for CEC, and I understand that CEC will be inputting into this allocation consideration the results of the Lothian Housing Needs & Market Study 2005, which was jointly commissioned by CEC. This study shows a material deficit in future provision of housing land supply, particular for family & affordable. I can provide you with a copy of this study, if you do not have one.

Clearly the majority of any new residential developments are likely to be allocated on brownfield land, but there may be selective green belt releases considered, especially for family homes requiring gardens – you may be aware that in the Rural West Local Plan a green belt site for 1000 homes was allocated at North Kirkliston, where CEC's planning committee approved the development brief at their meeting on 5 October 2006.

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*Education Provision*

CEC's Education department have confirmed that our proposal would generate the requirement for approximately 199 primary school places and 130 secondary school places. CEC have confirmed that they are expecting West Craigs Ltd to both provide a suitable site at West Craigs on their land for the development for a new primary school, and to fund its construction. They are still considering the secondary school issue, but have informed me that a planning gain payment will be required from my clients to cover construction to accommodate these additional pupils.

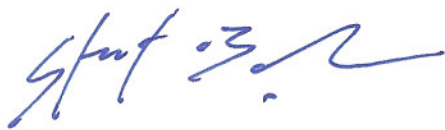
*Transport Provision*

I and our advisers have met with CEC's roads department, and a detailed transport strategy is being refined for this site. A pedestrian & cycle crossing is proposed for Maybury Road with its junction at Craigs Road, to improve linkage to Craigmount. CEC officers are in favour of all of Maybury Road & Turnhouse Road becoming speed restricted, to improve safety to all adjacent residents, both existing and proposed. In quantitative terms, our advisers Arup have calculated that this development proposal would add less than 3.5% additional movements to the immediate highway network.

Re public transport, we are working up a pedestrian link to the proposed tram line 2 from our site, and we have been in detailed discussions with CEC and Lothian Buses regarding bus services into the site. It looks feasible for at least one of the existing services to serve the site via Turnhouse Road / Craigs Road.

I will continue to keep you posted on progress, and if you would like your council wish me to present to you or come to a meeting, please do not hesitate to contact me.

Yours sincerely



STUART BUCHANAN  
Director

Enc.