

RAVELRIG ROAD, BALERNO

PROPOSED RESIDENTIAL DEVELOPMENT COMMUNITY CONSULTATION

Introduction

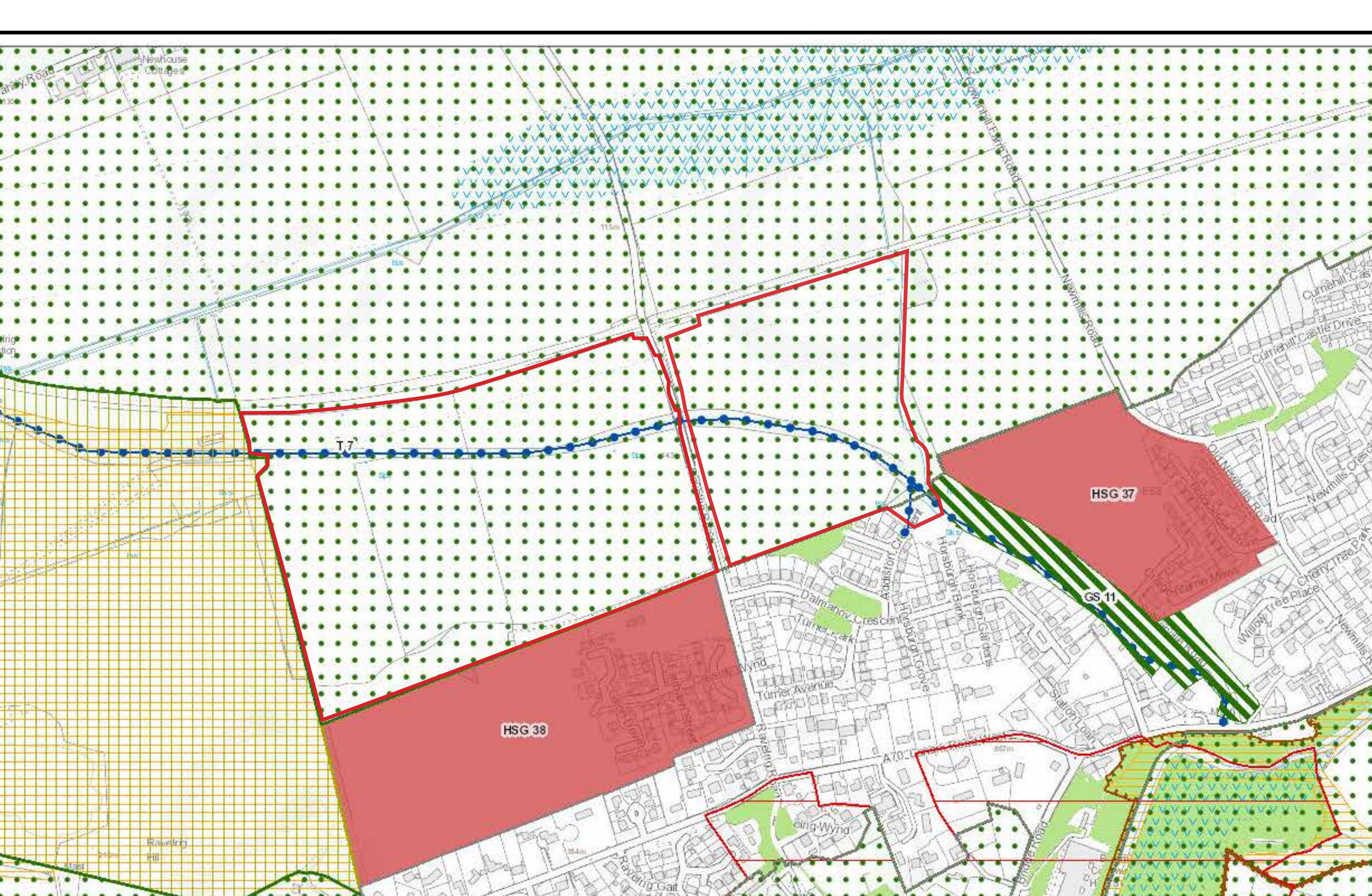
This exhibition is intended to inform you about proposals for residential development with associated roads, landscaping and open space at Land to the east and west of Ravelrig Road in Balerno, submitted by Rapleys. The exhibition forms part of a formal Pre-Application consultation process, the purpose of which is to seek your views on the proposed development.

You are invited to leave comments on the questionnaires provided and to speak directly to representatives of the project team who are here today to answer your questions. Alternatively, if you would like some time to think about your comments you can send them to us using the contact details on the final exhibition board.

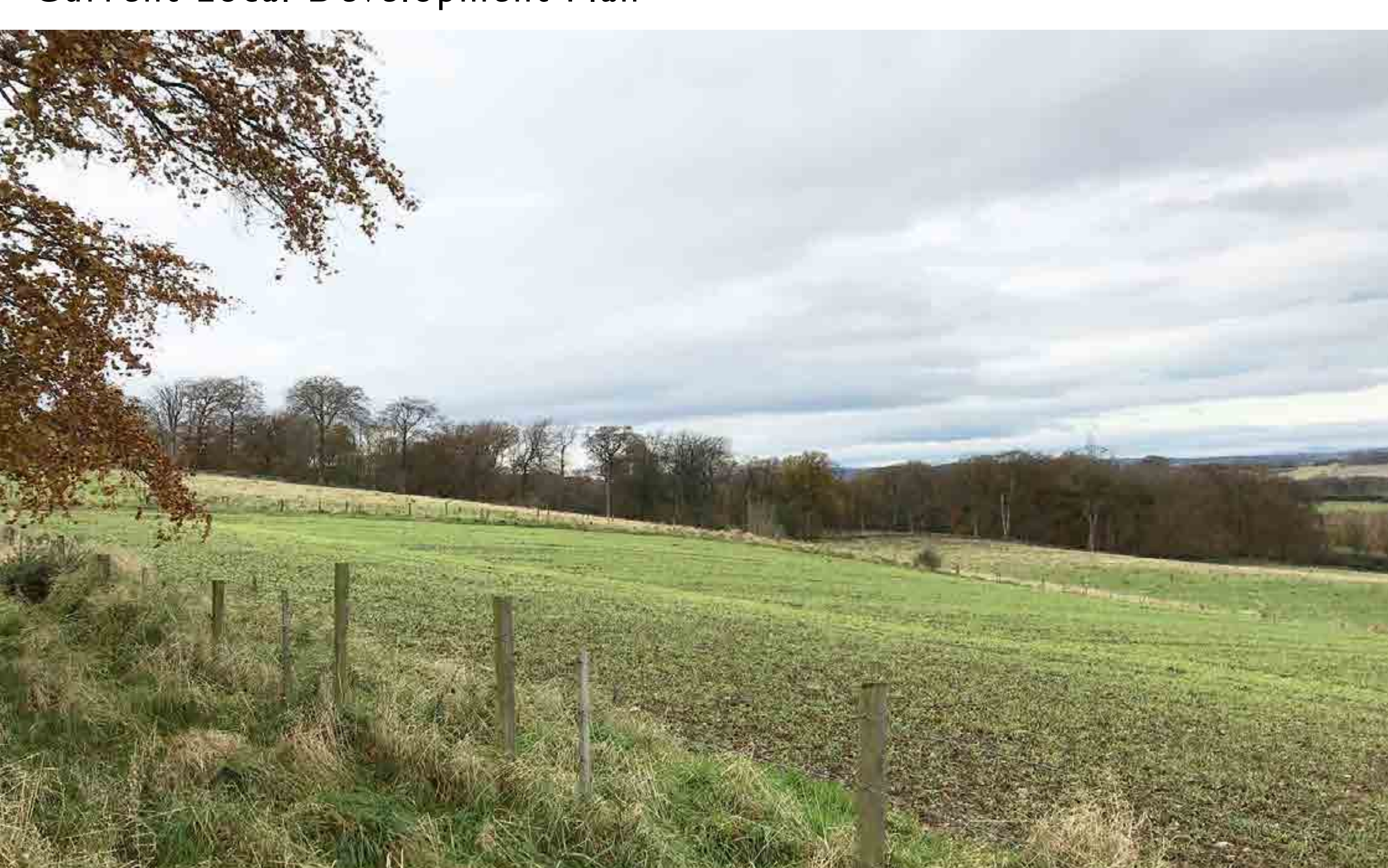
All comments received will be considered in formulating the content of the planning application.



View north from southern boundary



Current Local Development Plan



View towards western boundary as existing

Planning Context

The National Planning Framework 3 (NPF3), which identifies national developments and a long-term strategy for development in Scotland, makes clear that it wishes to see a greater and more concentrated effort to deliver a generous supply of housing land in the area.

The adopted City of Edinburgh Council Local Development Plan (LDP) (2017) allocates this site in the green belt where development is usually not encouraged. The LDP notes that green belt sites can be granted planning permission where there is a deficit in the 5 year housing land supply. We believe that this site will help maintain and deliver an effective 5-year housing land supply as required by the LDP and Scottish Planning Policy (2014) (SPP). The site is considered to be effective with no significant site constraints which would hinder successful development from a future housebuilder who would look to provide the details for and deliver the housing. In line with LDP affordable housing policy, the development would also look to make a contribution to the affordable housing provision in the LDP area.

The proposal will support the delivery of housing in the south-east of Scotland region in a sustainable settlement extension. This site represents a natural extension to Balerno in an area which has seen housing growth over the last decade. The adopted LDP allocates only two sites in Balerno for residential development and these are located to the immediate south and east of this proposed site and are both currently under construction (LDP Proposal Map Reference: HSG38 & HSG37). The LDP shows a clear preference for new housing development to be located in this part of the town with this site being a harmonious addition.

There are a number of contextual features which make this a logical choice for residential development in a way which will not encourage further urban sprawl. This includes: the railway line to the north of the site, the existing dense tree belt to the west and east and the disused railway line which runs through the site in an east/west direction. The development site is well-connected to existing facilities and can be accessed easily by active travel modes such as walking and cycling. The development would also look to reinforce the existing boundaries with additional landscaping.

It is the intention to work with the Council to ensure the appropriate level of development is granted for this site with some form of community amenity provided or a contribution to redeveloping the disused railway line as a cycle route. We wish to ensure this becomes an integrated part of the community whilst bringing additional benefits to the town.

Overall, the site is considered effective and acts as a natural extension of the settlement, with clear defensible boundaries which will limit further expansion in this direction. There are no serious site constraints and will contribute to the maintaining the LDP's 5 year effective housing land supply at all times.



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Constraints and Opportunities Diagram

Opportunities / Constraints

An initial transport appraisal has been undertaken demonstrating that there is capacity for the development within the local road network, however further studies will be taking place.

The proposed allocation site is accessible by a range of travel modes located adjacent to existing footway connections and able to access the Core Path and National Cycle Networks. Access to bus services and local facilities is also available within walking distance of the site. The site is also capable of extending and connecting with the existing footway network, including delivery of a future off road local path route identified by CEC with a route around the north of the existing residential area. As a result cycleable alternatives also exist for travel to and from the site with an identified cycle route to the north of the site and the new path connection capable of being delivered as a shared cycle footpath.

The site has significant frontage onto both sides of Ravelrig Road and as a result there are several options to provide vehicle accesses on Ravelrig Road. These include options to allow bus services to route through or to the proposed allocation site and early engagement with bus service operators will be sought. Other matters such as parking standards etc. can be met and will be made in line with the extant standards at the appropriate time.

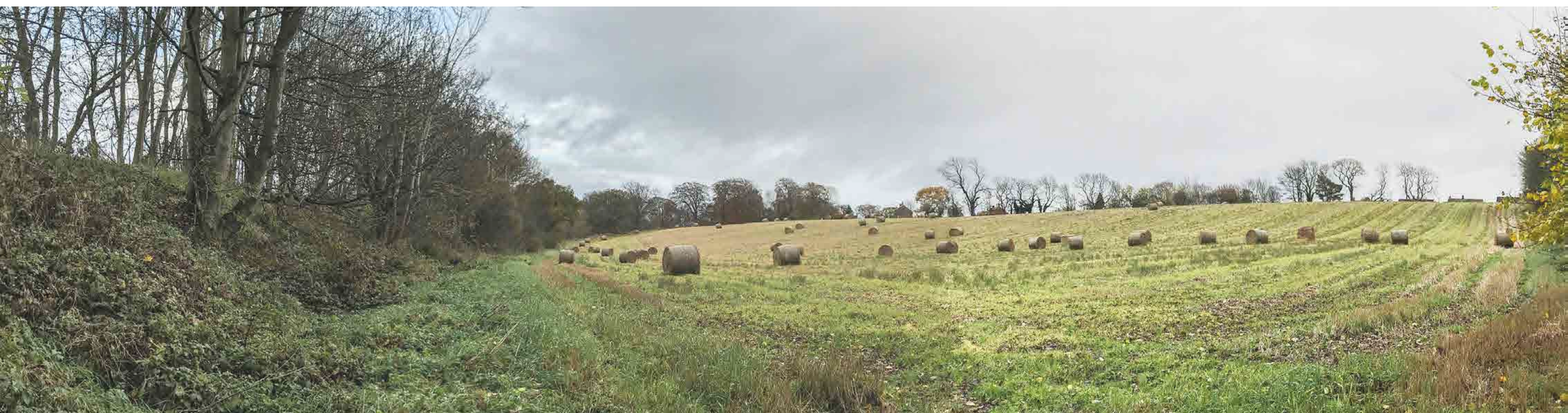
There are significant level changes within the site with the ground falling from the southern boundary to the northern boundary. Access roads and housing will respond to the changes in level to reduce the need for cut and fill on site. The existing trees which surround the site will be retained and new trees and landscape planting will be introduced to ensure the development is well contained and builds upon the rural character of the site.



View west from Ravelrig Road as existing



View north from southern boundary



View east from Ravelrig Road



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Proposed masterplan framework

Concept

The development aims to retain the landscape setting to the north of the site and will utilise the former railway line as a pedestrian/cycle route providing a valuable connection to the surrounding countryside and Balerno. The trees which surround the site will also be retained to provide containment from the existing development to the south as well as reducing the visual impact from the north. The built edge of development will be set back to provide relief from the site boundary and further enhance the landscaping around the perimeter.

A robust landscape framework is proposed for the site which will continue the 'linear park' alongside the former railway line, acting as an extension of Kingfisher Park to the east. Visual connections will also be established from north to south via landscape corridors - these will also provide valuable pedestrian connections and ensure the development is permeable. Housing will front onto Ravelrig Road, areas of open space, primary streets and secondary lanes.

What happens next?

Following this event, we plan to have further discussions with the City of Edinburgh Council about the proposal. It is anticipated that an application for Planning Permission in Principle will be submitted in early 2020 to the City of Edinburgh Council.

We will now take account of all comments made today, and from any feedback we receive after the event, to further develop the proposals. As this application is for Planning Permission in Principle, the planning application will not set out the exact details of the design & layout of the proposal. A future developer or housebuilder would look further into this and then present the detailed designs for the site with a subsequent planning application.

A 'Pre-Application Consultation' report will be prepared in response to today's consultation event to highlight the comments received and how these contributed to the details of this proposal. This would be submitted to the Council in support of any planning application.

You are more than welcome to contact the team through the details below to ask any further questions or obtain any further information about the proposal.

Opportunity for involvement

We welcome your comments on what you have seen and we would be grateful if you could fill in the feedback form provided. Alternatively, you are welcome to take the forms away and return them by post or by email. We wish to receive as many comments and thoughts as possible.

Contact details are as follows and also contained on the feedback forms:

Postal Address: Rapleys LLP, 8A Rutland Square, Edinburgh, EH1 2AS
Email Address: balerno@rapleys.com

We would ask that comments are sent back to us no later than the 29th November 2019. We will review all comments and look to take these on board as the planning application process progresses.

Please bear in mind, comments made to this consultation are not formal representations to the City of Edinburgh Council. When a planning application is submitted in the future, there will be an opportunity to submit representations to the Council as the Local Planning Authority.

Thank you for attending today's event.



Existing CALA development at Ravelrig Heights



Terraced housing at Kingfisher Park



New homes at Ravelrig Heights

