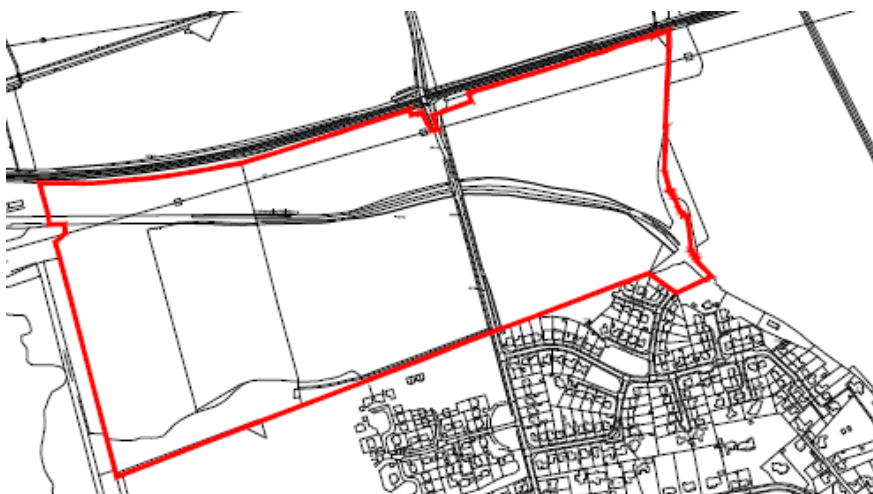


A New Mixed-Use Development for Balerno

This leaflet is intended to inform you about proposals for mixed-use development comprising **residential development (Class 9)**, **doctor's surgery (class 2)**, **community facility (class 10)**, **outdoor recreational area (class 11)** and **associated landscaping, access and infrastructure works** at Land to the east and west of Ravelrig Road in Balerno, submitted by Rapleys.



Initial public consultation was undertaken in November 2019. Following the exhibition event, the proposals have been significantly amended to reflect the comments made during that initial consultation.

We were scheduled to hold a further consultation event on revised proposals on the 23rd March 2020. However, due to the ongoing Covid-19 pandemic, this event was cancelled. Instead and following consultation with Edinburgh City Council, we have arranged this alternative method of consultation. This leaflet is part of that process and has been sent to over 2,000 households in Balerno. We set out in this leaflet more about:

- What is the development?
- How you can get involved in having your say
- How you can feedback your views to us.
- How you can keep in touch with progress on the project.

The 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 effort to deliver a generous supply of housing land in the area.

The adopted City of Edinburgh Council Local Development Plan (LDP) (2017) identifies this site in the Green Belt, where development is usually not encouraged. As an exception to this, the LDP states that residential development can be permitted on Green Belt, where there is a deficit in the level of housing supply. This is typically when the Council cannot identify enough sites to achieve at least 5-years' worth of housing supply. The Council have set a target of 22,600 market homes and 20,800 affordable homes by 2032.

We believe that this site will help maintain and deliver an effective 5-year housing land supply and positively contribute towards housing need, while also providing a range of benefits, including much needed community facilities for Balerno. We explain more about these on the next page.

The Indicative Masterplan



What is it?

The following development scale and mix of development is proposed at 'The Site':

- **Residential Development of up to 350 dwellings (including 30% affordable);**
- **Doctor's Surgery of up to 1,000sqm;**
- **Community Facility of up to 500sqm;**
- **Community Allotment; and**
- **Outdoor recreational area(s).**

It's important to be aware that the proposals are draft, and the details may change as the scheme develops. However, there are some key benefits that the development is seeking to achieve:

- That no more than 50% of the site will be occupied by built development.
- Provision of a **high-quality development** with a good mix of house types and tenures.
- The provision of **30% affordable housing - higher than the 25% requirement set by the Council.**
- **New community facilities** at the heart of the development will provide valuable new healthcare and leisure facilities, which have the potential to benefit the whole community of Balerno.
- **An extended bus route** and terminus is also proposed to be incorporated within the development which will greatly improve connectivity within the northern area of Balerno and **encourage the use of public transport.**
- **Extensive areas of play and open space** which could be utilised by local schools. These spaces will be integrated into the development to allow for safe and easy access. The masterplan also includes an area for **community allotments** which can be utilised by the wider population of Balerno.
- **New footpath connections leading through areas of open space** and the overall **enhance the landscape setting to the north of the site.** The former railway line which runs through the site will be formed into a **new pedestrian/cycle route** providing a valuable connection to the surrounding countryside and Balerno.
- **Retention of mature trees surrounding the site** to provide containment from the existing development to the south as well as reducing the visual impact from the north.
- **New tree and landscape planting along the edges of the development** will enhance the rural edge of the site and further mitigate visual impact.

How can you get involved?

Online Survey

We welcome your comments on the information contained in this leaflet and we would be grateful if you could complete our online survey.

Survey link: <https://www.surveymonkey.co.uk/r/Y7G83LB>

Interactive Sessions

We will also be hosting **two online, interactive sessions on 12th June 2020**. These sessions will feature live Q&A for those who wish to participate. Details of the sessions are provided below:

10:00-12:00: <https://zoom.us/j/95920954980> (Meeting ID 959 2095 4980)

18:00-20:00: <https://zoom.us/j/96823254307> (Meeting ID 968 2325 4307)

Contact Details

We have created a dedicated website for the proposed development which provides full details of the proposals. We have also provided an email address and telephone number of as alternative ways to provide your comments. The details are as follows:



<https://rapleys.com/consultation/balerno/>



balerno@rapleys.com



0161 8176225

We would ask that comments are sent back to us **no later than the 26th June 2020**.

What happens next?

Following this consultation, we hope to submit an application for 'Planning Permission in Principle' later this year to City of Edinburgh Council. This will be informed by your comments at this stage which will be set out in a 'Pre-Application Consultation' report, which accompanies the planning application.

When the planning application is eventually submitted in the future, you will also have further opportunity to submit representations to the Council as part of their formal consultation on the proposals.

We will prepare will be prepared in response to this consultation 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