

Ravelrig Road, Balerno

PROPOSED RESIDENTIAL DEVELOPMENT



Introduction

This document 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.

An initial public exhibition in relation to this was undertaken in November 2019. Following this event, the proposals have been significantly amended to reflect the comments which were provided during the initial consultation. In order to understand the community's views on the new proposals, we were scheduled to hold a further consultation event on 23rd March 2020. However, due to the pandemic Covid-19 this event was cancelled.

As a result, following consultation with Edinburgh City Council we have arranged a comprehensive alternative method of consultation. This involves distributing leaflets to all households in Balerno and creating a bespoke consultation webpage, email address and telephone number. In order to minimise the strain on the postal service, we ask that feedback is provided online, by email or by phone. All details can be found on the final page of this document.

Planning Context

The National Planning Framework (NPF3) 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) indicates that the site in currently within 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).

Having undertaken a technical assessment, there are no significant site constraints which would hinder successful development by a housebuilder who would look to provide the detailed planning application for the proposed development. The proposal will also provide 30% affordable housing, which is higher than the 25% required through the current LDP.

The proposal will support the delivery of housing and associated community facilities in the south-east of Scotland region as a sustainable settlement extension. This site represents a natural extension to Balerno in an area which has seen some housing growth over the last decade, with two sites immediately adjacent to the site under construction (LDP Proposal Map Reference: HSG38 & HSG37). Therefore, this site is a logical extension for future residential development.

There are a number of contextual features which make this a logical choice for residential-led 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.

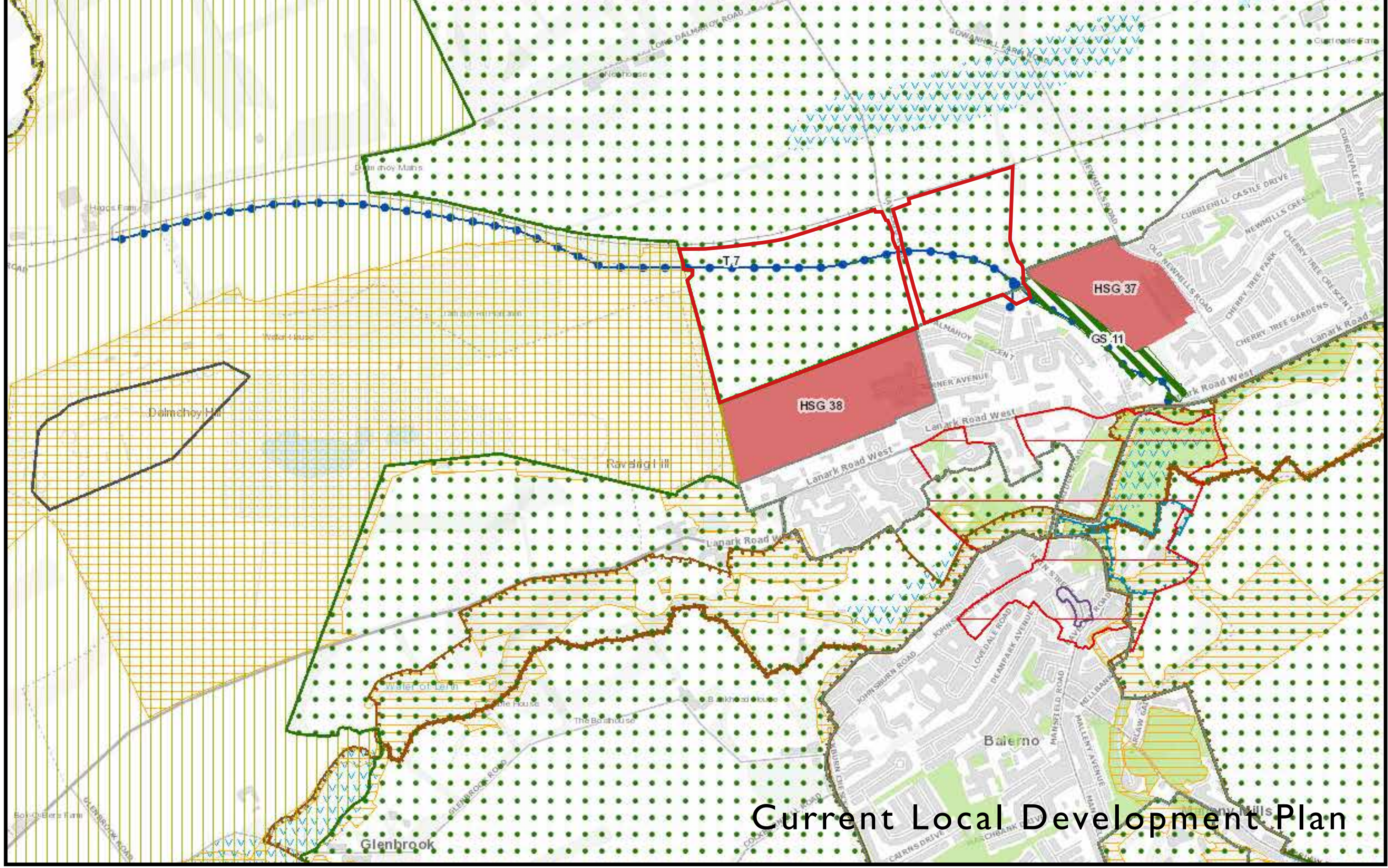
Importantly – and following the previous consultation in November - the development will provide much needed additional community facilities including a community hub, doctor's surgery and public amenity space. These facilities will be provided not just for the development itself, but also for the use of the wider Balerno community.

Whilst providing new facilities, the site is well-connected to existing facilities in Balerno and can be accessed easily by active travel modes such as walking and cycling. We are also proposing the extension of the existing bus route in Balerno, to provide public transportation to and from the site. The development would also look to reinforce the existing boundaries with additional landscaping. Ultimately, 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. Not only this, but the development would contribute towards the Council's affordable housing supply while also providing a full range of community facilities which will also provide wider benefit to the Balerno area.



Existing view from southern boundary



Current Local Development Plan



View east across site from Ravelrig Road



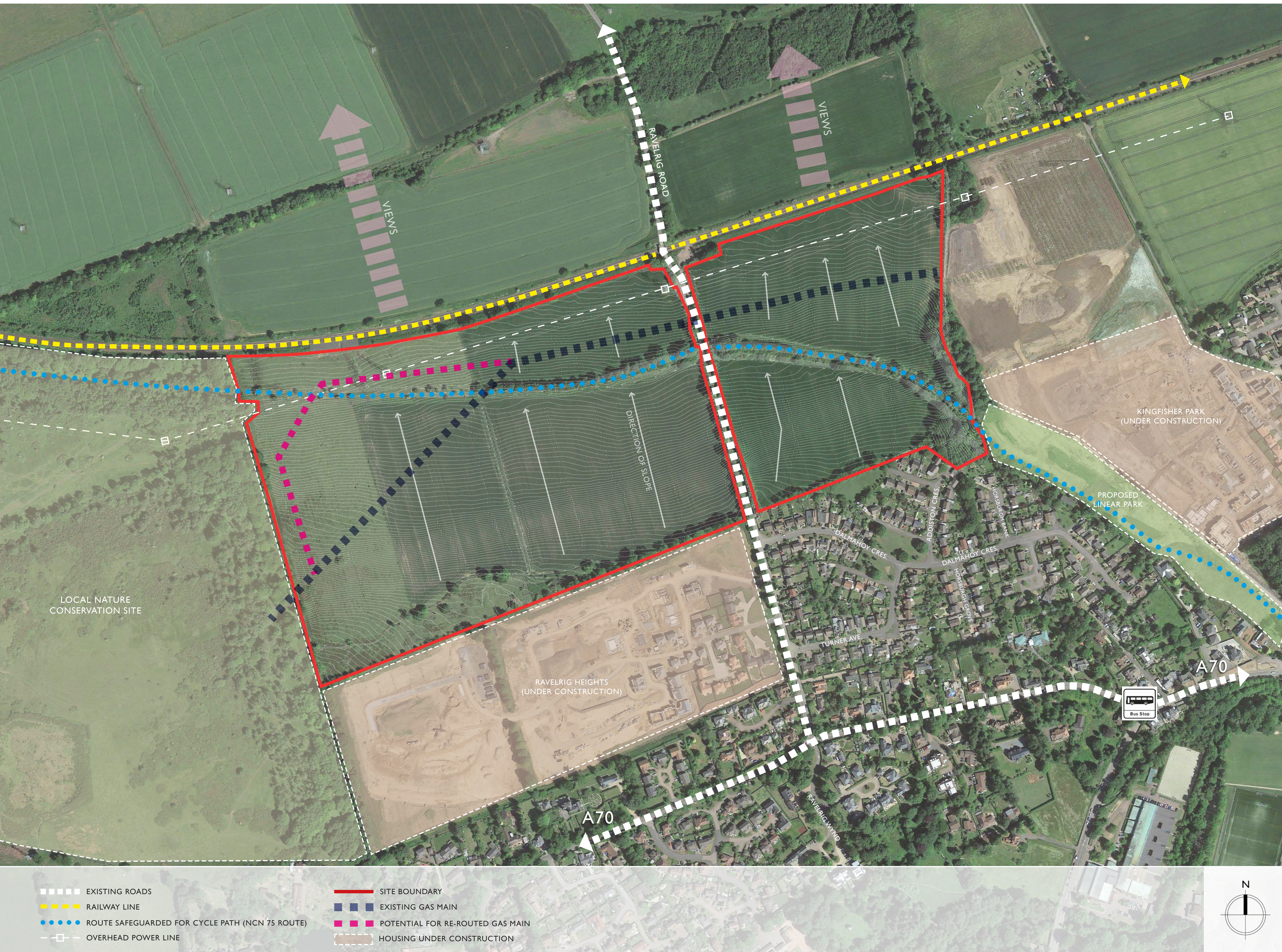


Concept

Our vision for the development at Ravelrig Road has been designed around the following key principles:

- Respect the existing settlement edge of Balerno through the addition of appropriate landscaping and woodland planting, which will contain new development.
- Respond to the existing topography and landscape of the site and maintain key views to the north where possible.
- Optimise the landscape setting through the design of positive frontage to the landscape in every approach.
- Creation of a new landscape setting to the north of the site which will include SuDS, allotments, open space and play areas.
- Creation of a new community hub within the heart of the development which includes potential leisure and healthcare facilities for local residents.
- Provide a high quality range of private and affordable housing with a focus on sustainable design.
- Creation of a new bus route and terminus within the site to encourage the use of public transport.
- Utilise the former railway line as a new key cycle and pedestrian route through the site.





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 cyclable 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 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.



INDICATIVE MASTERPLAN



Indicative masterplan

The proposal is a mixed use masterplan comprising residential development, a community facility, outdoor recreational area, doctors surgery and associated landscaping, access and infrastructure works.

The revised masterplan aims to enhance the landscape setting to the north of the site and will introduce footpath connections leading through areas of open space. The former railway line which runs through the site will be formed into a pedestrian/cycle route providing a valuable connection to the surrounding countryside and Balerno. This will eventually lead to Long Dalmahoy Road in the north-west, as indicated in the Edinburgh Council LDP.

The mature 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. In addition, new tree and landscape planting along the edges of the development will enhance the rural edge of the site and further mitigate visual impact. The built edge of development will also be set back to provide relief from the site boundary and further enhance the landscaping around the perimeter.

The proposed development has the potential to provide a range of high quality housing, which will include private and affordable homes. A new community facility 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 will also be incorporated within the proposal which will greatly improve connectivity within the northern area of the town and encourage the use of public transport.

Opportunity for involvement

We welcome your comments on what you have read in this document and would be grateful if you could fill in the following survey: <https://www.surveymonkey.co.uk/r/Y7G83LB>

We will also be hosting two online, interactive sessions on 12th June 2020. These sessions will feature a live question and answer feature 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)

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 as alternative ways to provide your comments. The details are as follows:

Website: <https://rapleys.com/consultation/balerno/>
Email: balerno@rapleys.com
Telephone: 0161 817225

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

