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14 January 2017

Dear Ms McCormack

**RE: 16/05744/AMC - Land 322 Metres West Of 6 Ravelrig Road Balerno
Comments by Balerno Community Council**

I refer to your e-mail of 15 December. The Council is grateful for the extension of time for lodging comments in connection with the above application. The Council's comments on the application are set out below, and the Council would ask that these be taken into account in the consideration of the application.

I am copying this letter to Craig Lynes of CALA.

Yours sincerely,

Richard M Henderson
Chair, Balerno Community Council



**Comments by Balerno Community Council in relation to the application by
Messrs CALA Management Ltd - 16/05744/AMC
re Land 322 Metres West Of 6 Ravelrig Road Balerno**

(i) Number of units to be built

- We consider that any permission should be restricted to 120 units. The Council has consistently argued against large scale housing development in Balerno, and that position is based in large part on the effect of such development on the A70, Lanark Road West. The original application for planning permission, in principle, for the Ravelrig site addressed a proposal for development of 120 units.
- While the outline permission did not limit the number, the current application for 140 units represents an increase of 18%, and that inevitably will entail an even more significant increase both in the potential traffic volumes on Lanark Road West, and on parking within the village itself.
- We also think an assumption of 1.6 cars per household is likely to be an underestimate given the distance of the site from the nearest bus stops (min 700m and max 1.3km) and also the distance from the west end of the site to Dean Park Primary School (@ 2.6km). We think the location of the site coupled to the distance from public transport services will lead to an increase in private car use, and that 2 cars per unit is a more likely estimate for car availability per unit.
- Given the current extreme loading on Lanark Road West and pressure within Balerno on parking we think therefore that development within the site should be restricted to 120 units.

(ii) Traffic – parking

- We think also that looking at emerging patterns of car park use, there will be a greater use of casual parking opportunities as residents drive to a convenient bus stop. Car parking within Balerno is under severe pressure, in part because of all day parking by commuters who cannot easily access bus services. We think that CEC should consider upgrade of eg the car park at Malleny Park using funds from within the S75 agreement allocation to provide more capacity.

(iii) Public Transport

- We consider that greater use of public transport should be encouraged and that funds from the transport allocation under the relevant s75 agreement should be used to ensure that enhanced bus services including the projected 63 service to Hermiston Park and Ride and Gyle Centre can be provided.

(iv) Road layout and safety

- The Council is concerned about both pedestrian and vehicle safety at the Ravelrig Road and Lanark Road West junction. Informal use of paths in the Ravelrig Walled Garden area to the south of Ravelrig Drive is likely to increase. It is likely that pedestrians will cross at that junction to access Ravelrig Drive and those paths. We think that traffic control, including a pedestrian crossing at the junction is likely to become necessary for both traffic and pedestrian safety. We think that funds from within the S75 agreement allocation should be available for this purpose.
- We also think that consideration needs to be given to ensuring a road surface on Ravelrig Road to take account of not infrequent snow and ice



conditions. The north-eastern end of the site marks the start of the sharp northwards slope of Ravelrig Road.

(v) **Paths networks**

- As noted above we consider that use of informal paths in the Ravelrig Drive area is likely to increase with this development. At present there may be some seasonal control due to the state of those paths, but we think that investment is necessary to upgrade the path network, including by installing lighting, in order to provide safe routes to school and the village centre.
- We have also noted the paths network within the Ravelrig site. The indicative plan in the Supporting Statement suggests a path exiting at the NW corner of the site but without any suggested connection beyond the perimeter.

(vi) **Recreational space**

- We have not noted any location for a playpark within the site. There is currently no playpark space with play equipment to the north of Lanark Road West within Balerno, although we note that provision for such is required under the s75 conditions attaching to the Newmills site permission. We think provision should be made for playpark provision also at Ravelrig. In addition we think that existing play-park equipment at the only formal play-park space in Balerno at present, immediately to the west of Dean Park Primary School should be upgraded specifically to include a swing park, using funds from within the S75 agreement allocation.

(vii) **Use of s75 funds**

- It is our understanding a s75 agreement exists in relation to the site involving an obligation extending to £573K for Education related spend (two classrooms at Dean Park Primary School) and £284K for transport related spend. The Council considers that in the event that the Council is minded to allow this application it should be upon the basis that appropriate funds are made available for the various matters referred to above.
- We have noted also that the s75 agreement relevant to the Newmills development - 15/05100/FUL - for which permission was granted in November 2016, that the s75 contribution for education is £429,602 (Indexed linked) for 3 Primary School classes (we now understand for Dean Park PS as opposed to Currie). We are not clear why there is a differential in the required contribution which appears to suggest a higher contribution for 2 classrooms than for 3. (viii)

(viii) **Consultation with affected residents**

- The Council recognises that CALA have been developing their application in discussion with affected bodies during the period of consultation on this application. However the Council was also disappointed to hear at its meeting with CALA on 10 January that residents had still not received detail from CALA by the date of the expiry of the advertised period for lodging of comments. The Council would hope that CEC would consider comments received after the expiry of the deadline, where such detail had not been available to allow for timeous comment by those affected.