

West Craigs North Welcome



Welcome,

West Craigs Ltd is delighted to welcome you to this online public exhibition which presents our development proposals for the land north of Craigs Road, Edinburgh – known as West Craigs North.

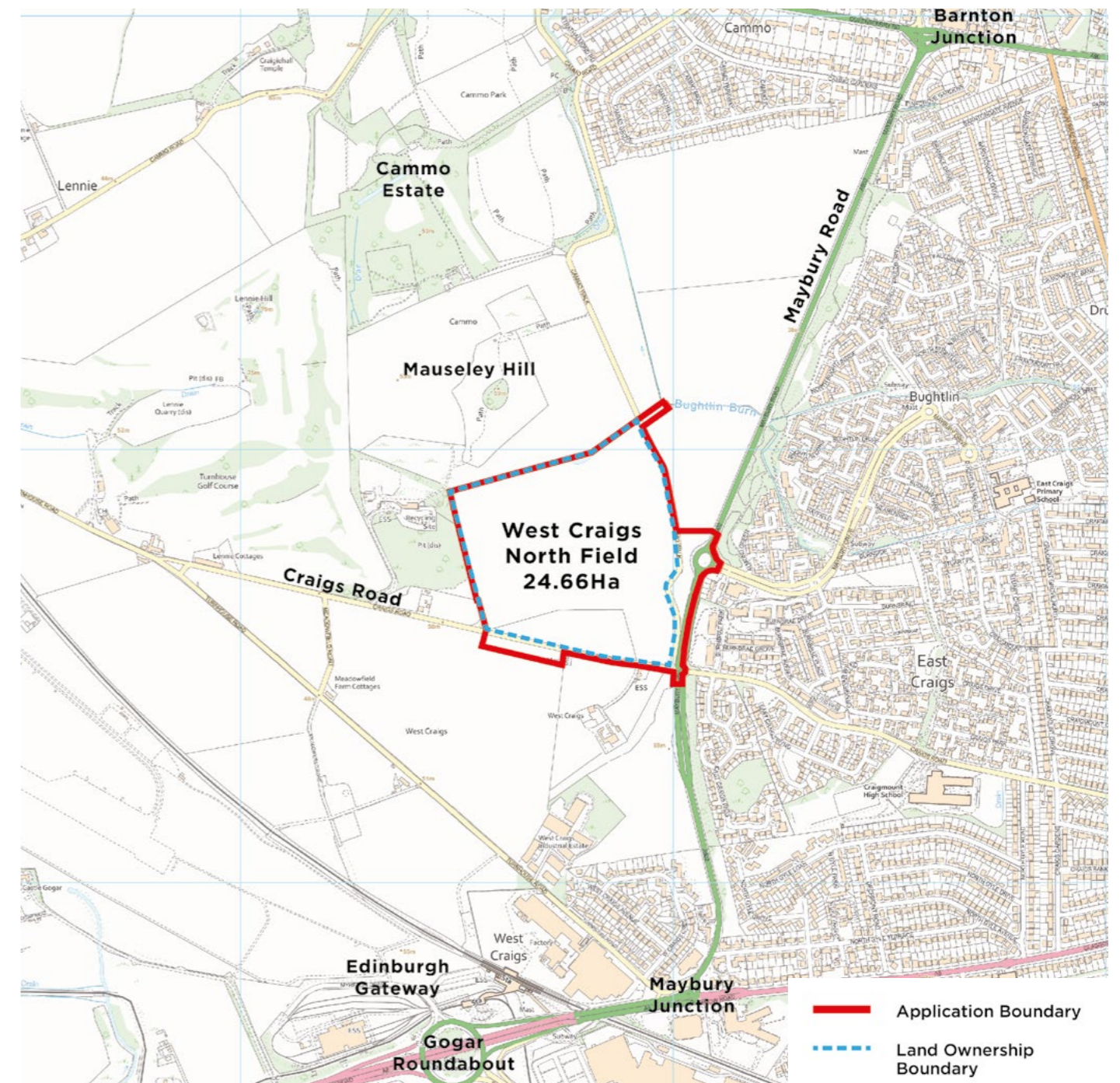
We are keen to hear the views of the local community as your feedback will inform our proposals as we move towards an application for planning permission later this year.

This website will be available for viewing between 23rd October and 18th November. Feedback and comments can be provided throughout this period by email westcraigsnorth@iceniprojects.com or via this website.

Any comments must be received no later than 18th November.

A live 'question and answer' session will be held between 3pm – 7pm on the 4th November. During this time you can send questions to members of the West Craigs North team by email (westcraigsnorth@iceniprojects.com) or via this website.

Please note that comments made at this time are not representations to the Planning Authority. Once the planning application is submitted you will have the opportunity to make formal representations regarding the proposed development to the City of Edinburgh Council.





West Craigs North

Why are we Consulting?

Why Are We Consulting?

In November 2018 West Craigs Ltd submitted a Proposal of Application Notice (PoAN) to the City of Edinburgh Council.

The PoAN contained the following description of development:

Mixed use development including business and employment uses (class 4), (class 6), hotels (class 7) and ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3), residential institutions (class 8), residential (class 9), non-residential institutions (class 10), assembly and leisure (class 11), sui generis flatted development and other associated works including landscaping, car parking, servicing, access and public realm.

Submission of the PoAN commenced a statutory period of pre-application consultation, and West Craigs Ltd held two public consultation events – on the 3rd December 2018 and the 2nd May 2019.

This online consultation – the third public event held by West Craigs Ltd – has been arranged in order to update the local community and provide a further opportunity to comment on the proposals in advance of a planning application being submitted in December 2020.



West Craigs North The Site

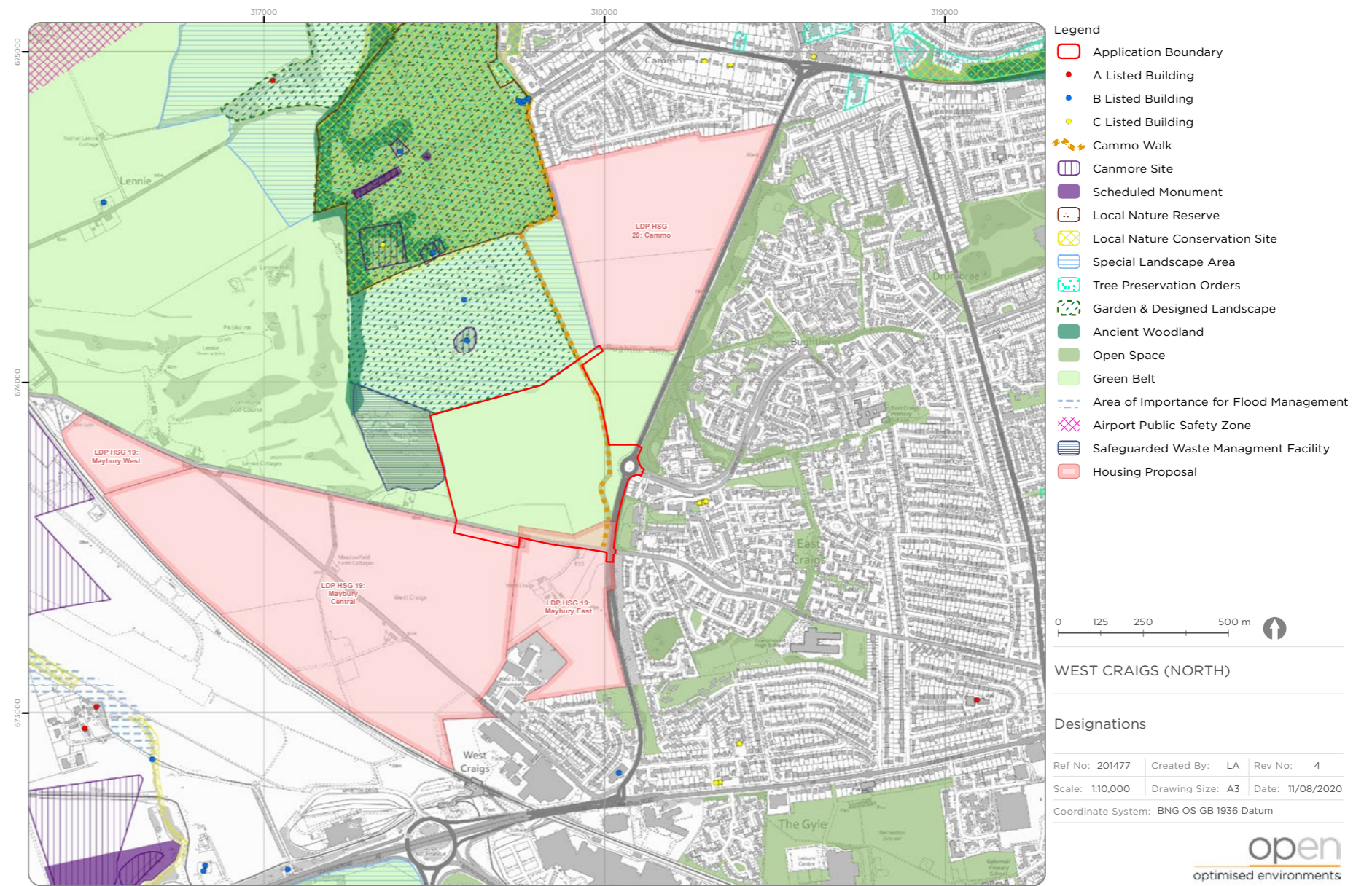
The Site

The site extends to approximately 24 hectares and was previously in agricultural use.

Situated to the north of Craigs Road, the site occupies a prominent and accessible location within the West Edinburgh Strategic Development Area (SDA) which is identified by both the South East Scotland Strategic Development Plan and the Edinburgh Local Development Plan as a focus for the city's growth.

The site is located within the green belt. A landscape assessment undertaken by the City of Edinburgh Council as part of the Edinburgh Green Belt Study (2008) described the 'Cammo Fringe Farmland' area within which the site is located as being "strongly influenced by housing and roads" and "of low intrinsic scenic quality".

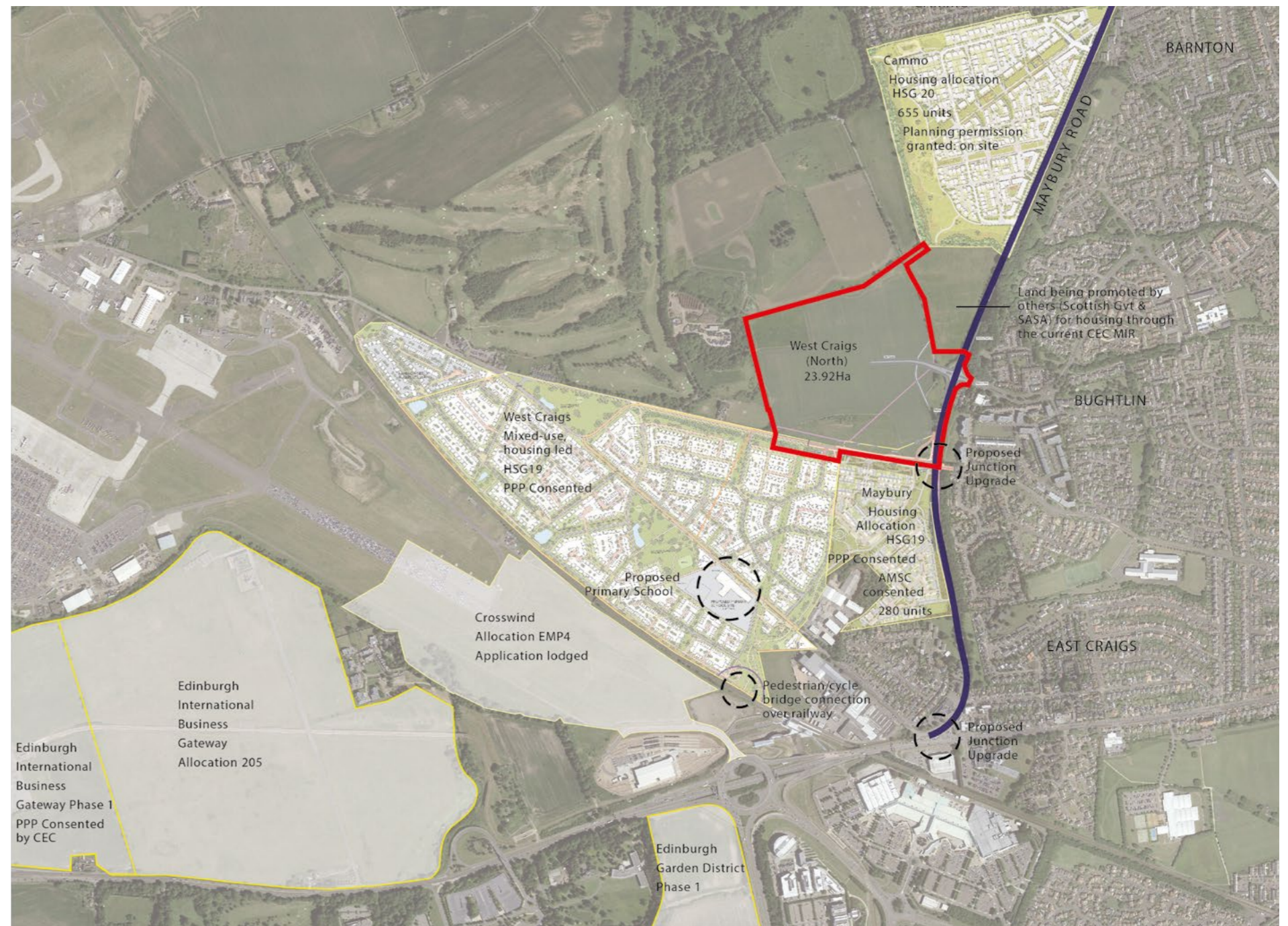
West Edinburgh is undergoing significant change as a result of major residential developments at Cammo to the north, West Craigs to the south, alongside major mixed-use development proposals at the International Business Gateway and Crosswinds.





West Craigs North benefits from a highly sustainable location:

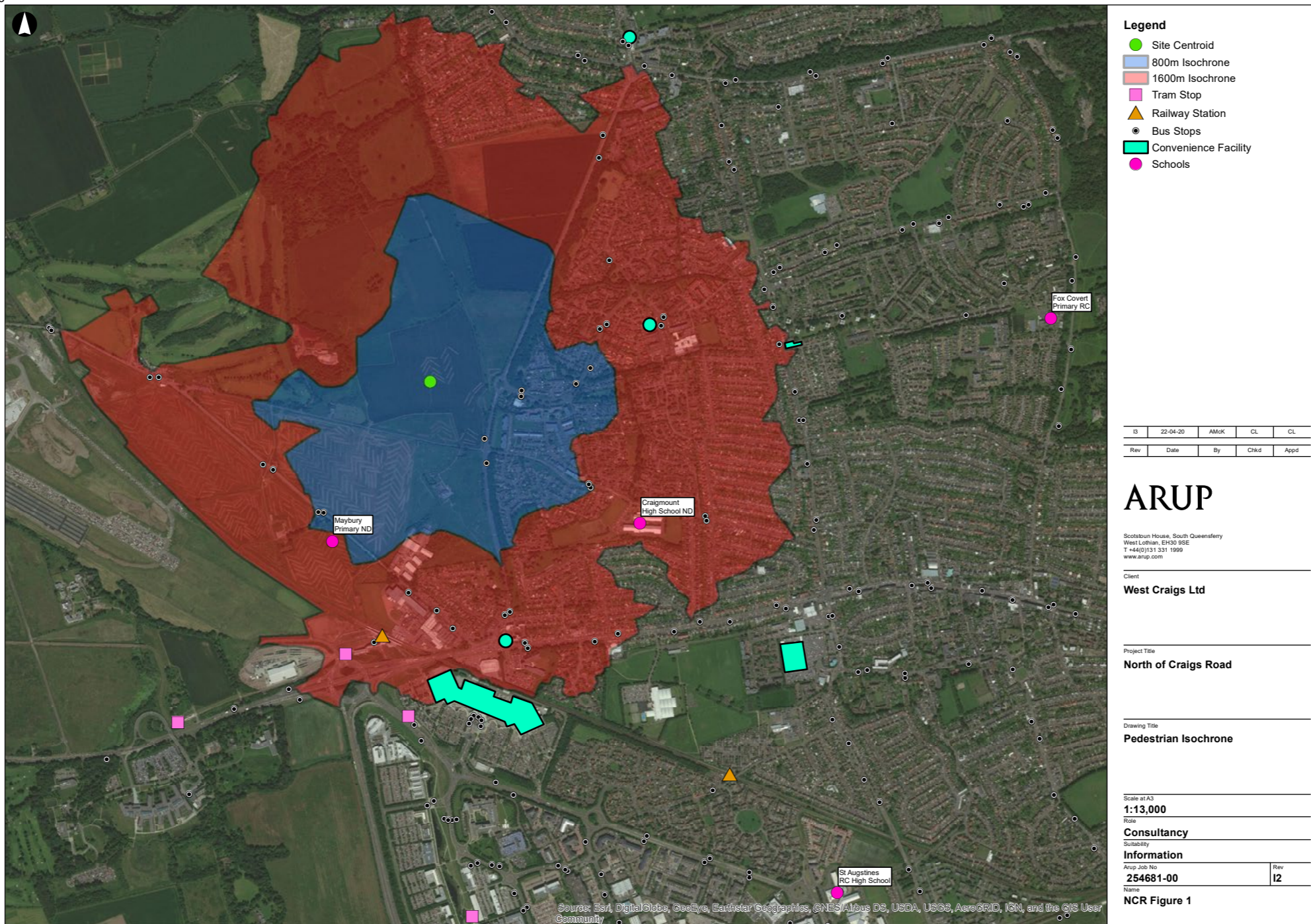
- Served by direct pedestrian and cycle links;
- Conveniently located to frequent bus services and Edinburgh Gateway Station;
- Within easy walking distance of local schools, including the new Maybury Primary & Craigmount High School;
- Within easy walking distance of the proposed Maybury Health Centre, local shops and employment locations;
- Adjacent to the Cammo Estate providing access to open space and opportunities for recreation; and
- West Craigs North benefits from all infrastructure necessary to support development - water supply, drainage, education capacity, electricity and telecoms are all either available or can be made available.





West Craigs North The Site

A3



West Craigs North

The Proposals

The Proposals

The West Craigs North proposals will provide:

- An opportunity for a sustainable settlement expansion, consolidating West Edinburgh's emerging settlement pattern;
- A high-quality residential-led development with potential for ancillary small-scale commercial use, located within walking distance of all key services and facilities;
- Between 300-500 new homes, including affordable housing;
- A carefully considered design approach, in keeping with the character of the local area;
- Extensive green infrastructure and open space;
- Significantly improved connections with the wider pedestrian and cycle network; and
- Much needed family homes in West Edinburgh;

