

# **CALA Announces intentions for major housing site in the Ferry**

**An Edinburgh-based homebuilder has stepped up its plans to build a new community at one of the most significant locations for the future supply of housing around the city.**

CALA Management has acquired two-thirds of the wider 90 acre site – which received a minded to grant planning permission in principle (PPiP) in March 2016 for 980 homes, 4,000m<sup>2</sup> of class four commercial space and provision for a much needed new primary school.

The proposed development is south of Builyeon Road on the western edge of South Queensferry – and located between the approaches for both the Forth Road Bridge and the Queensferry Crossing.

As lead developer, CALA proposes around 700 homes, which will include 25% on-site provision of affordable housing as part of the wider masterplan for the Edinburgh Local Development Plan allocation HSG32. Around four acres will be earmarked for a variety of retail, leisure, and roadside related uses.

The developer is working to submit a detailed masterplan and subsequent planning applications next year following further investigatory works and dialogue with key stakeholders including the local community – with a long-term view to start work on site in 2021.

Keith Giblett, Chair of the Queensferry and District Community

Council (QDDC) welcomed the opportunity to review the plans and discuss potential wider benefits.

He said: "QDDC has a solid working relationship with CALA Homes delivering the homes on the Dalmeny Park site and looks forward to discussing and revising the masterplan that was proposed with the present planning application.

"Working with CALA Homes we hope to secure improvements to the town's infrastructure."

Craig Lynes, Land Director with CALA Homes (East), said: "This location is already earmarked as a major contributing site to help ease the housing shortfall throughout the market in and around Edinburgh.

"We understand that duty – and want to ensure we bring a new community forward in a responsible way working with stakeholders including people living nearby.

"Part of this will include an additional community event, likely to be in spring next year, where we can present our masterplan proposal and vision for the site first hand and take on board suggestions."

CALA says its proposed development will deliver much needed local infrastructure upgrades to include local bus, cycle and pedestrian improvement works providing connectivity with the wider local community.

The builder also claims that total section 75 (planning gain) contributions for the masterplan area will exceed £16 million – which in addition to the delivery of the primary school land and local infrastructure improvements, includes significant contributions towards education provision and healthcare.

CALA has a strong history working in the South Queensferry area, recently completing its joint-venture development at nearby Dalmeny Park, where it delivered 156 private homes on a

brownfield site formerly owned by Agilent. This included the delivery of 112 affordable homes.

Over this period, CALA supported a variety of local community causes and say they look forward to working with Queensferry and District Community Council and local key stakeholders through the life of this important development.

