

Planning application lodged for expansion of South Queensferry

A detailed masterplan for a major mixed-use development between the approaches for the bridges over the River Forth at South Queensferry has been submitted.

CALA Homes (East) will lodge proposals for 980 homes, a new primary school, as well as provision for a care home, foodstore, drive-thru restaurants and petrol station, south of Builyeon Road on the southern edge of Queensferry.

The designs have been heavily shaped following engagement from the local community, spearheaded by the Queensferry & District Community Council (QDCC) and the developers say include suggestions from a well-attended online consultation event in October 2020.

Identified in the Local Development Plan, the development received Planning Permission in Principle on 15 June 2021. The approval is conditional upon a new Masterplan, and the CALA submission provides the additional details required for full planning approval.

In addition, CALA has submitted two further proposals, including new commercial and retail sites, as well as a care home.

Derek Lawson, Strategic Land Director with CALA Homes (East),

said: “We fully recognise that this is a significant expansion of the Queensferry community – and one that has been on the cards for many years.

“With that in mind, the community and in particular the QDCC has been heavily involved throughout the planning and design process. This has helped us to shape and adapt proposals for a mixed use development appropriate to the location of the site within Queensferry.”

Keith Giblett, Chair of Queensferry and District Community Council, said: “We were originally critical of the previous masterplan for the site led by the former landowners. However, since CALA became involved we have seen positive progress, as they have listened to local opinion and taken this on board.

“If the plans are approved, we expect CALA to continue working with the community to ensure that the benefits of development are maximised locally.

“The Builyeon Road site is the culmination of sizeable housing allocated to Queensferry by City of Edinburgh Council, and we look forward to receiving clarification from the Council on how the sizeable financial contributions obtained from the various developments will be spent in our community, providing much needed improvements both diligently and timely such that the community can see the immediate benefits.”

Total section 75 (planning gain) contributions for the Builyeon Road site will exceed £11 million – which in addition to the delivery of a new primary school and local transportation improvements, includes significant contributions put towards other education provision and healthcare within South Queensferry.

www.cala-builyeonroad.co.uk

