

Mixed Use Development - Frogston Road East Community Consultation Event



Welcome

This consultation event is intended to inform you about proposed residential and commercial development with associated roads, landscaping and open space at land to the south of Frogston Road East, Edinburgh, submitted by Barratt & David Wilson Homes and Trustees of the Catchelraw Trust. This online event follows a previous Public Exhibition held in October 2019 and forms part of a formal Pre-Application consultation process, the purpose of which is to seek your views on the proposed development.

You are invited to leave comments and a feedback form is provided at www.holderplanning.com.

Representatives of Barratt & David Wilson Homes are available to answer your questions via an online chat event which will take place on Wednesday 25 November 2020 between 1.30pm to 3.30pm and 5pm to 7.30pm. The chat box can be accessed at www.holderplanning.com.

If you would like some time to think about your comments you can send them to us using the contact details at the end of this presentation.

- Application boundary
- Watercourse
- Existing roads
- Footpath



Site location

Mixed Use Development - Frogston Road East Community Consultation Event



Proposal Site

The land at Frogston Road East comprises approximately 17 hectares proposed for residential development. The site has capacity for up to 500 homes, including affordable homes, along with open space, landscaping and Sustainable Urban Drainage. The site also has potential for commercial development which can deliver new services and employment opportunities to the area.

Barratt & David Wilson Homes are currently delivering new homes on both green and brownfield sites across the City of Edinburgh. This includes the adjacent site Heritage Grange, which is currently under construction and will include 503 private and 168 affordable homes, a new Primary School and local services within a new local commercial area.

Developer contributions from the Heritage Grange amount to £9m, including the costs of the new Primary School and early years provision on site and transportation improvements to the Kaimes junction.



View from Frogston Road East, facing east



View from southern boundary, facing north



View from southern boundary, facing west

Mixed Use Development - Frogston Road East Community Consultation Event



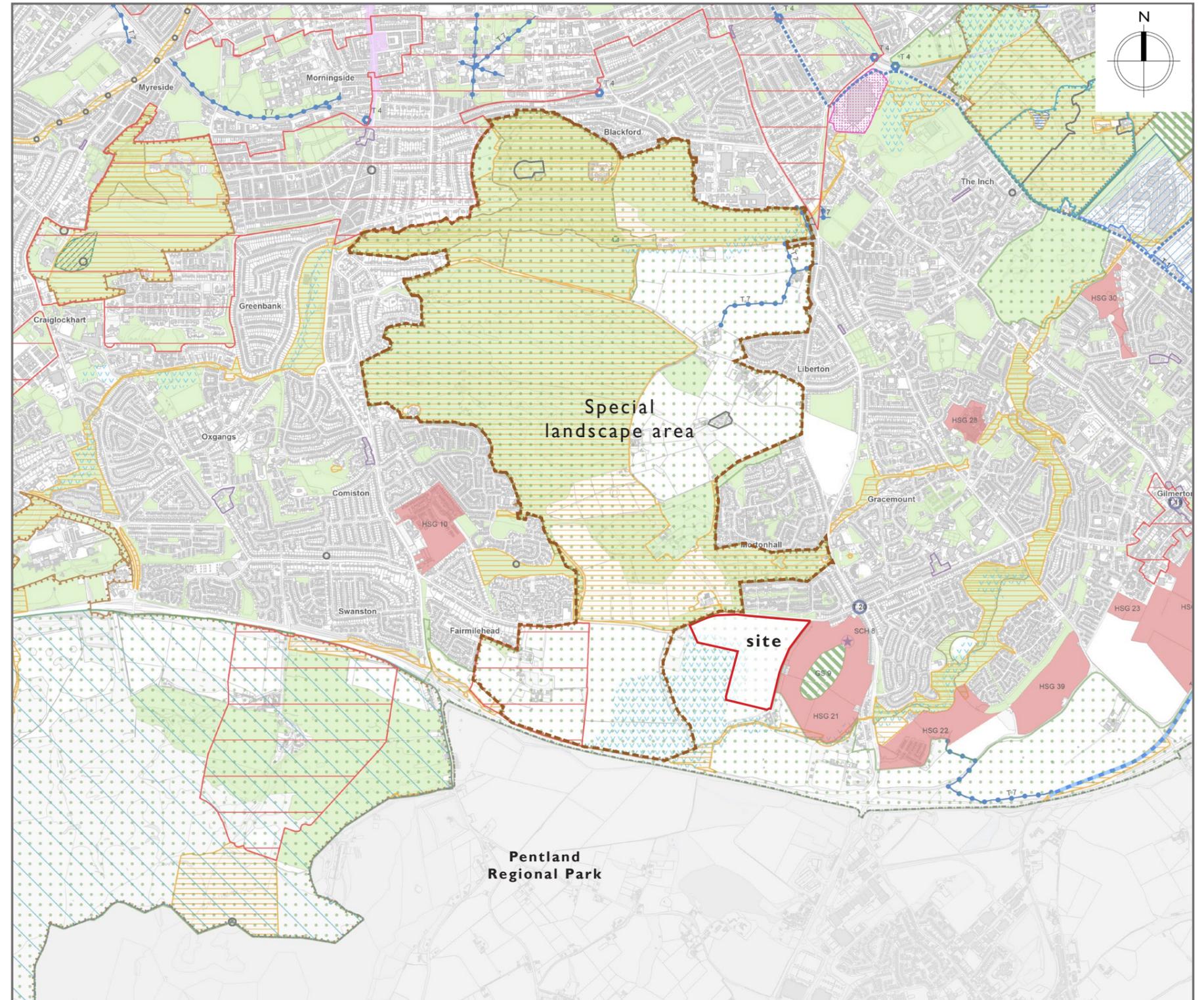
Planning Context

Recent planning decisions have established that the planning policies for housing in Edinburgh are out-of-date, and it is also the case that there is currently a substantial shortfall in meeting housing need and demand in Edinburgh, for both affordable and market housing, even when taking into account land which is allocated or granted planning permission for housing.

The Council has assessed the site as having good public transport accessibility, reflected in the Draft City Mobility Plan, which also identifies Burdiehouse as being an area with good public transport accessibility.

It was also noted that the 2008 Edinburgh Green Belt study referred to the landscape character in this area as being fragmented by the electricity lines that run across the site. A landscape appraisal has since been carried out to review landscape capacity and a wider area is now included in the proposals to enable a comprehensive landscape framework to be delivered, with no significant harm to Green Belt objectives.

As part of the South East Strategic Development Area, and its location on a route identified in the Draft City Mobility Plan for improved public transport, walking and cycling connecting Strategic Development Areas, this site provides the opportunity for playing a key part in realising both the housing and transport aspirations of City Plan 2030 and City Mobility Plan.



Mixed Use Development - Frogston Road East

Community Consultation Event



Site Considerations

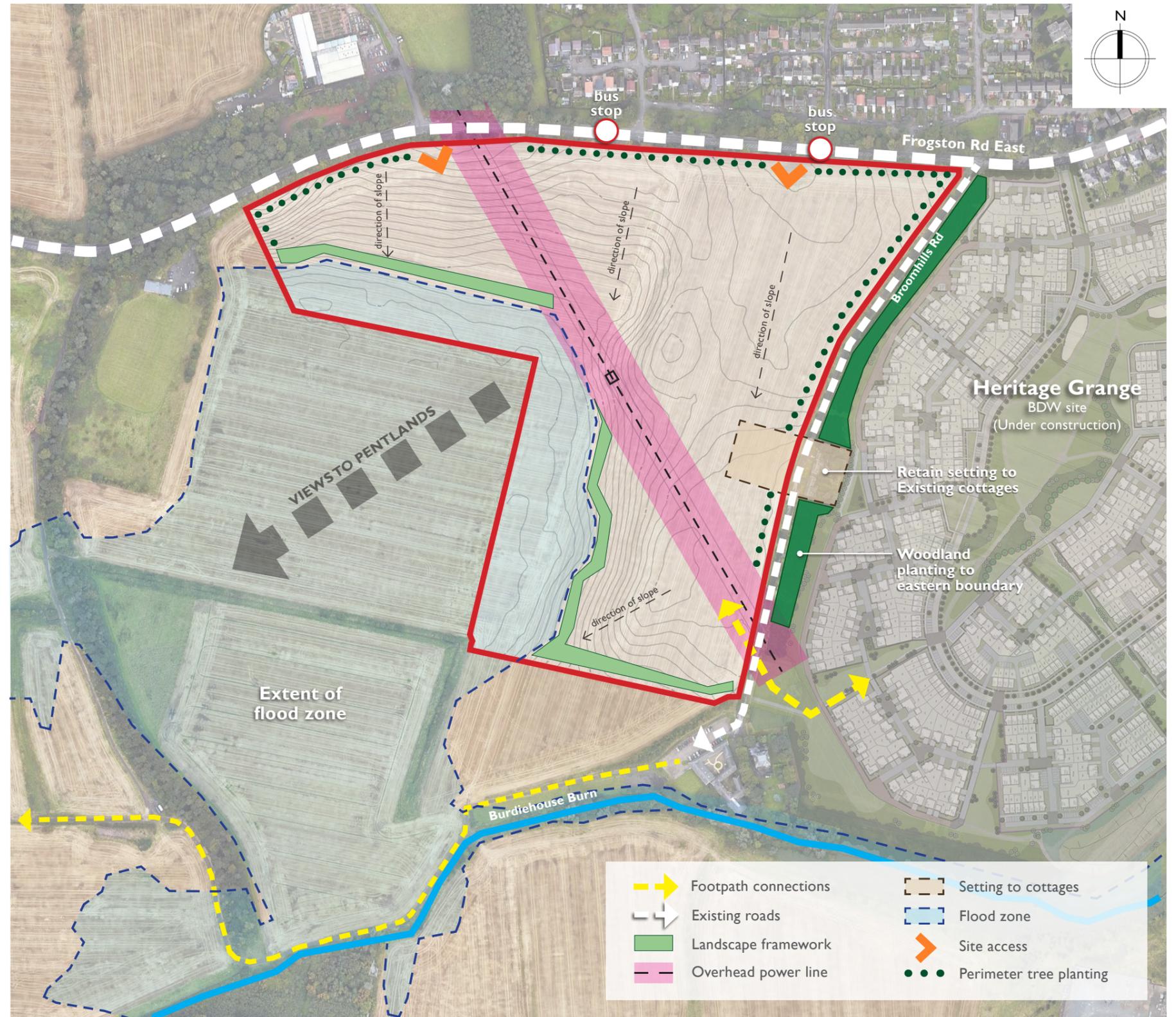
There are a number of site constraints and development opportunities which have been identified across the site and within the surrounding area. These have been used to inform the design proposals for the masterplan and include:

Constraints:

- Flood mitigation area to south-west of site.
- Overhead power lines which pass through the site.
- Setting to Frogston Road East to northern boundary including existing trees.
- Setting to Broomhills Road to eastern boundary.
- Sloping topography which falls towards south-west.
- Setting to existing cottages on the eastern boundary.

Opportunities:

- Provide two points of access from Frogston Road East.
- Create a landscape edge to south-western boundary.
- Create a landscape corridor to the north and east incorporating footpaths and cycle links.
- Integrate surface water drainage systems, flood mitigation area and the setting of surrounding features into landscaping and open space areas.
- Introduce perimeter planting to edge of site.



Mixed Use Development - Frogston Road East Community Consultation Event



DAVID WILSON HOMES
WHERE QUALITY LIVES

Masterplan Proposal

The masterplan concept has been informed by local and site specific constraints and opportunities and led by the landscape strategy. The new neighbourhood will integrate within the existing urban form of the area and will establish a strong rural edge to the south-west. New footpath and cycle connections and areas of open space will be provided on site to enable and encourage active travel. In addition, the concept for the site will:

- Provide positive frontage onto Frogston Road East, primary streets and areas of open space.
- Provide two primary road connections from Frogston Road East, which forms primary 'loop' road through site.
- Create a 'landscape corridor' through site which links to north and south.
- Create visual connections to Pentland Hills to south-west.
- Form SUDS basins at lowest points on site.
- Create pedestrian and cycle connections to the new primary school.
- Create connections to existing footpaths and cycle routes in the area.
- Provide a range of built forms and densities of development, across the site.
- Potential for mixed use development which includes a commercial area to the north-west of the site.



Mixed Use Development - Frogston Road East Community Consultation Event



Proposal Summary

The land at Frogston Road East presents the opportunity to:

- Provide mixed use development including residential and commercial.
- Deliver up to 500 homes, including affordable homes on site.
- Provide a range of housing types, tenures and densities across the site.
- Connect walking and cycling routes in the area and provide new links through the site.
- Make developer contributions to infrastructure improvements as required.
- Create approximately 119 direct construction jobs per year.
- Create approximately 180 indirect and induced jobs in the wider economy per year.

BDW is eager to work with the Council in developing proposals for this site and to realise this opportunity to contribute towards delivering the aspirations of City Plan 2030.

 Application boundary



Aerial visualisation of site from south-east

Mixed Use Development - Frogston Road East Community Consultation Event



DAVID WILSON HOMES
WHERE QUALITY LIVES

What happens next?

The response to this exhibition will help shape the content of the planning application. We will take account of all comments made through the preparation of a Pre-Application Consultation (PAC) Report, which will summarise all of the feedback received and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

Opportunity for Involvement

We welcome your comments on what you have seen today and would be grateful if you could provide feedback.

Alternatively, if you wish to think a little bit more about the development, then you can email comments using the contact details provided below. Please submit your comments to Holder Planning by 23rd December 2020.

Address: 5 South Charlotte Street, Edinburgh, EH2 4AN

Email: info@holderplanning.co.uk

Phone: 07841 487916

Comments should not be made to City of Edinburgh Council. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to City of Edinburgh Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.



Example of potential housetypes