

Ravelrig development – up to 350 houses



Questions raised by the community

Will a new doctor's surgery and community facilities be built?

The developer can't deliver these, so can't promise them. They would require to be taken up by other organisations for example Rapleys have consulted Lothian buses who said there could potentially be a route linking the Garden District with Gogarburn, but that service is at best 7-10 years away.

Have the traffic issues in the village and congestion on Lanark road been considered?

The traffic survey carried out by the developer was done on a single day in March (3rd March) and was restricted to six junctions only. This survey does not begin to describe the congestion that we experience on a daily basis, and should not be considered as acceptable.

Will there be any upgrades to roads and other infrastructure provision, such as schools, as a result of the development?

The developer is required to make a financial contribution to the City of Edinburgh Council as part of any development, towards infrastructure. As we have seen with recent developments, this contribution is quickly lost in the council's budget and does not result in and real upgrades to provision.

Isn't the developer required to have a public exhibition? It's the first we have heard of this proposal.

Rapleys held an online 'exhibition' in June that was attended by less than 20 residents. Supporting this attempt at public consultation was an online questionnaire. The questionnaire consisted of a series of leading questions to which you could only respond in way favourable to the plans. At the very end there was an opportunity to add free text comments. Many residents found this style frustrating and did not get to the end of the survey to add their comments. Rapleys were made aware of this issue but chose not to change the questionnaire.

What about the number of houses – 350 seems like a lot?

It's a likely tactic employed by the developer to apply for more houses than the site could take. It's very possible that they will offer to negotiate to lower the number, when that was actually their original intention.

I've heard no mention of sustainability – isn't Edinburgh committing to be carbon zero by 2030?

Clearly any low density development so far away from places of work, retail & leisure, so poorly served by public transport links, and built on food producing land, is in no way climate and environment friendly. The developer may offer a carbon offset, but the reality is if we are serious about climate and our environment we need development in the right places that does not result in hundreds of cars being added to our roads.

I saw the masterplan, how closely will the development resemble this?

At this stage in the development the application is required to have an indicative masterplan. This plan is exactly what it says it is – merely an indication of what the developer intends to do. Once a development starts and physical and other elements unfold the developer may change their design accordingly. So in reality, the development could end up looking very different to this indicative masterplan. The developer will be held to some things however, for example the number of units on the site.

House prices appear to be rising exponentially in the area, will more housing help bring the house prices to a more achievable level for current residents who need to upsize?

Evidence from the recent development on Ravelrig road shows that new developments only serve to increase house prices. It's likely that the developer has chosen this site because it is attractive financially. Rapleys have offered to build 30% of affordable housing, however, this figure is no where near what City of Edinburgh Council deems necessary to achieve its targets for the city.

The planning process is mindboggling! What do I need to do to object?

1. **Online** via the City of Edinburgh Council Planning portal <https://citydev-portal.edinburgh.gov.uk/>
Search for Ravelrig or 20/04611/PPP
2. **Write to the Planning Officer:** sonia.macdonald@edinburgh.gov.uk quoting planning application 20/04611/PPP and your full name and address



What's a relevant objection and what isn't?

Balerno Greenbelt Group have a template letter to help you object, here are the top three points:

- The site is defined as Greenbelt by the Local Development plan, which means it should be protected from development by Green Belt Policy Env 10
- Two major sites have been developed in the last four years, adding 320 new homes. There is no evidence of further demand for housing in the area
- The development, of mainly family houses could mean an additional 700 cars, would add to the congestion and pollution that already exists on the A70 Lanark Road

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Relevant objections are:

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

Issues such as loss of view, or negative effect on the value of properties are not material considerations.

It doesn't seem fair that children can't voice their opinion; Balerno is a family oriented village

Children are able to say what they think too. They may need an adult to help with the planning portal or writing an email, but as long as their objections are broadly along the lines of the relevant objections their opinion will count.

I don't have access to the planning portal or email. How can I give my opinion?

For cost reasons the council can only accept electronic comments – they are much easier to process. Balerno Green Belt Group has a number of volunteers who are willing to help you send in your objections. Please leave your phone number with us at the Farmer's market if you would like assistance with your response to the planning proposals.