

# Save Our Green Belt



## Ravelrig Road Housing Proposals - comments by

**Sunday 6th December**

**NOTE: Guidance letter only, remember to use your own words**

### **1. Greenbelt**

The site is within Edinburgh's Green Belt as defined in the Edinburgh Local Development Plan (LDP) adopted in November 2016. A key objective of the LDP is to protect the environment and this development is contrary to Green Belt Policy (Env 10) of the Edinburgh Local Development Plan.

### **2. Diminishing Greenbelt in the vicinity and lack of precedent**

Ravelrig Heights (currently being built directly south of the proposed site) was granted planning permission on Greenbelt land by the reporter. The reporter noted at that time that "a clear distinction can be drawn between the appeal site and the remaining undeveloped land to the north of Lanark Road West, to the extent that no precedent would be set for any further development".

### **3. Effective housing land supply and strategic planning**

The City Plan 2030 (currently under review) states a demand for new homes that may require some Greenbelt land to be made available for development. Five sites have been proposed based on their suitability for development; this site is not included in the sites that have been selected.

The impact of Covid 19 is not yet known and people may no longer need to live in proximity to cities for work, which will have a major impact on strategic town planning.

### **4. Local housing demand**

In the last four years two major sites have been developed in Balerno, adding in excess of 320 new homes. There is no evidence of requirement for additional housing development in the area.

### **5. Traffic congestion and pollution**

The proposed development would add to the congestion and pollution that already exists on the A70 Lanark Road. The planned development is made up mainly of family houses, which typically rely on at least one private car due to the trip chaining nature of families.

### **6. Infrastructure provision**

Certain aspects of local infrastructure such as Dean Park Primary School, and the Pentland Medical Centre do not have the capacity to serve this development. The Local Development Plan Primary Care Appraisal 2016-2026 does not include any proposals for expanding doctor's surgery provision in the area. The developer can not promise a medical centre or community centre and the planning authority is not able to hold them to account on these promises.

### **7. Site topography**

As the reporter for the Ravelrig Heights site noted this site "falls away steeply to the North", making it unattractive for development. Furthermore, the main entrance to the site appears to be in close

proximity to the brow of a hill, which could make it a collision hazard. There is a narrow bridge at the bottom of the hill leading to rural roads, which are unsuitable for increased volumes of traffic.

## **8. Sustainability**

Edinburgh has a target of net zero carbon emissions 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 directly divergent to this target.

### **Other points that could be raised in addition:**

Parking in the village

Loss of agricultural land

Unsuitability of rural roads

Precedent for further development

Character of the settlement

Curriehill rail station car park already at capacity

Cycle path to nowhere

Sources and rationale

1. Greenbelt

<https://www.edinburgh.gov.uk/downloads/file/25264/edinburgh-local-development-plan>

2. Diminishing Greenbelt in the vicinity and lack of precedent

3. Effective housing land supply and strategic planning

<https://www.edinburgh.gov.uk/downloads/file/26927/choices-for-city-plan-2030>

<https://www.edinburgh.gov.uk/downloads/file/27946/promoted-sites>

4. Local housing demand

5. Traffic congestion and pollution

Would be useful to have some data to support?

6. Infrastructure provision

<https://www.edinburgh.gov.uk/downloads/file/25747/ldp-primary-care-appraisal-2016-2026>

7. Site topography