

ITEM No 4

Stephen Broughton

From: ~~Peter Allan, Peter Allan@ppca.co.uk~~
Sent: 25 August 2009 09:43
To: Stephen Broughton
Cc: Simon Leslie; Nicola Brown
Subject: Edinburgh City Local Plan - special meeting of Planning Committee 982.2

Dear Mr Broughton,

Request for Deputation to special meeting of the Planning Committee on 3 September 2009

My clients, Sir C M Dalrymple's Trust, have asked me to request that I be allowed to address the Committee in relation to the local plan Reporters' recommendations as they affect the Trust land at Newcraighall East (HSG 14 in the Finalised Plan).

While I would want to address the Committee regarding the merits of our case that the Council's Local Plan allocation should be maintained, I have been asked to point out the rather unusual circumstances here. Of all the sites under consideration, my clients' land is the only land facing refusal but where they have been given no opportunity to present their case. Objectors were given that opportunity but not my clients who feel this omission is contrary to natural justice. Being given the opportunity to address the Committee would help to redress this imbalance.

I will be sending you a briefing note later in the week or early next week which I would request is circulated to Members in advance of the meeting.

I shall look forward to hearing from you.

Yours sincerely,

Peter Allan

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26/08/2009

Edinburgh City Local Plan

Representations on behalf of the Dalrymple Trust – ref. Newcraighall East HSG 14

In the Trust's opinion, the site HSG 14 as shown on the Council's Finalised Local Plan should be retained and the Reporters' suggestions set aside, for the following reasons:

Green Belt All of the sites being considered lie within current statutory green belt. The particular issue at Newcraighall East raised by the Reporters was possible coalescence between Edinburgh and Musselburgh.

The attached master plan shows as an overlay the loss of land proposed by the Reporter. The Reporters' proposed differentiation is a token. Such a narrow piece of land retained in the Green Belt would have no practical purpose whereas the loss of housing land would have a disproportionate disbenefit.

Sustainable Development The Council chose sites HSG 13 and 14 so that they would work together to meet structure plan requirements as the most sustainable of all the many alternatives considered in the preparation of the local plan. There is an excellent bus service and both Newcraighall and Musselburgh rail stations are close by.

Just as important is the proposal to bring Newcraighall Primary School up to standard in order that it is fit for purpose. In addition, a new playing pitch would be provided. Sustainable communities require proper facilities. There is an important balance to be struck between adequate housing numbers, a sustainable pupil role and affordability of essential school infrastructure; but the recommendation to curtail the housing site will threaten the viability of the Council's proposals for the school.

Other benefits The Newcraighall proposals in the Finalised Local Plan would enable a new Sustrans cycle bridge (and the removal of the dangerous railway abutments) and to make provision for the bus link to QMU. Maintenance of the Council's proposals would secure the future of the village shop and the sustainability of the whole community.

It has been drawn to the Trust's attention that they own land which could facilitate an alternative access to the EDI land HSG 13, the present proposal it is understood being the subject of objection. In which case they would be happy to consider such a proposal.

The Trust would be pleased to continue discussions with officials, Councillors and local residents, for example concerning access arrangements.

