

**NEWCRAIGHALL TENANTS/RESIDENTS ASSOCIATION  
NEWCRAIGHALL HERITAGE SOCIETY**

**1<sup>st</sup> September 2009.**

For attention of Planning Committee  
City of Edinburgh Council

Dear Sir

**EDINBURGH CITY PLAN OBJECTION – STRATEGIC HOUSING SITES :  
HSG13 – Ncw Craighall North: HSG 15 – Newcraighall East**

It is noted that the Report into objections to the finalised Edinburgh City Local Plan has been received by the Council and that the Reporters' recommendations will be considered and reported to the relevant Council Committee in the near future.

With specific reference to the strategic urban fringe sites, HSG 13 and HSG 14, located at Newcraighall, we do not feel that the recommendations to reduce the overall housing development allocations from 420 units to 230 units is adequate and are of the view that further consideration should be given to completely removing these sites from the Local Plan.

The extensive and wide ranging objections to the proposed allocations examined at the Public Inquiry are well documented and it is our opinion that there are a number of issues and concerns that have not been suitably resolved and that the effectiveness of these two sites is still questionable.

The current economic downturn will undoubtedly have a long term impact on the house building activities in Scotland and the actual deliverability of a large number of identified development sites will come under greater scrutiny as house builders reappraise their viability and related profit returns. Sites requiring significant infrastructure investment will be at the end of the agenda and a low priority for early commencement, a number of sites potentially shelved altogether.

It has been clearly demonstrated at the Public Inquiry that both the sites at Newcraighall have significant constraints to their suitability for residential development, ground conditions, power lines and access arrangements being few of the most relevant and costly elements. Resultantly, it is extremely unlikely that these two allocations will be brought on stream in the foreseeable future or within the plan period and that any perceived benefits to the existing Newcraighall community will not be realised.

Furthermore it is contended that the assessment of the sites does not give sufficient regard to the existing community and the cumulative impact that the proposed size of the allocations will have on Newcraighall. The limited extent of local services at Newcraighall is evident and will be overwhelmed by the proposed size of the new residential developments and it does appear that scant regard has been given to the potential problems that will arise from the significant increase in vehicular activity that will be created.

There is little likelihood that any effective socio-economic benefits for Newcraighall will result from the scale of development envisaged and this is very much a serious concern for the local community.

The proposed allocations are not seen simply as a loss of the open countryside around Newcraighall but as an erosion of the identity of the settlement and the irreversible detrimental impact on the community as a whole.

We urge the Council to carefully consider the impact on Newcraighall that this level of new development will have and request that the proposed allocations at the identified HSG13 and HSG14 sites are removed from the Local Plan.

In summary, in order for the Local Plan to meet its statutory requirements and conform to the approved structure plan, the deletion of HSG13 and HSG14 from the Local Plan should be re-allocated to the other "candidate" sites for strategic allocation on Edinburgh's urban fringe.

Yours faithfully

(Mrs) Ann McCauley  
Secretary on behalf of :  
Newcraighall Tenants/Residents Association  
Newcraighall Heritage Society