

Straiton West Consultation

Frequently Asked Questions and Consultation Summary

This document supplements the information contained on the display boards, also available on the website and has been prepared following the first consultation event, held on 12th January 2021.

Frequently Asked Questions

1. Why are you proposing to build here?

The site in question is allocated as a development site, with reference Ec3 in the Midlothian Local Development Plan, and has been allocated for a number of years. The site is allocated for a mix of uses, which is the proposals we are coming forward with.

2. When will the proposals be built?

Before any building can take place there are a number of planning processes which need to be undertaken. The planning application for the proposals will be Planning Permission in Principle, which by its very name, would confirm the principle of development on the site. In the case of this application, this is likely to include the quantum of floorspace, means of access and boundary for the development.

It is currently envisaged that the application will be submitted in Summer 2021. At this point, the timescale for determination is with Midlothian Council however we hope to receive a decision by the end of 2021. If the proposals are approved, further applications will be required to provide detail of the design of the scheme. Should these further applications be approved, works could begin in 2023 or 2024.

3. This proposal seems to be within the new A701 Bypass road proposed by Midlothian Council. Is it likely that the road will go ahead and if it does not how would you access your site?

Midlothian Council have long standing ambitions to deliver a new bypass route for the A701. They have previously identified two potential routes for this road as shown by the red dotted line on the extract from the Local Development Plan shown on the display boards.

Whilst this may be the case, we do not believe that our proposals rely on the road to be in place to allow delivery of at least part of our scheme. This is due to their being other access options available to us, including potential access options through the existing park and ride where we have an ability to modify if necessary.

We believe that the bypass will be delivered in the coming years, and when this does take place we believe there will be opportunities to link in to it.

Finally, our proposals do not include the delivery of the road, however we have shown this on our proposals to help provide some context to the scheme. It is likely that should our proposals be approved, that we will need to provide contributions towards the road. This may be financial or through providing some of the land for the road to the council as both potential alignments pass through land in control of the applicant.

4. How is the new A701 Bypass being funded?

We understand that part of the recent allocation of City Deal funding to Midlothian Council will be allocated to help deliver the bypass road.

In addition, we understand that the Council have sought some developer contributions from residential developments along the A701 which will be used to pay for the delivery of the bypass road.

5. Would a link from the A701 new bypass to the Edinburgh City Bypass be possible?

Our access option 4b on the display boards currently shows this as an option, however this is something that is currently being discussed with Midlothian Council and Transport Scotland.

6. Do you propose any housing and if so is there any affordable or social housing included?

We are anticipating that we will come forward with a mixed use scheme which will include both commercial floorspace and residential development. The application we will be submitting is a Planning Permission in principle application, and as such will not include the final design of the scheme. We will be applying for a maximum floorspace of commercial uses (mix is still to be agreed) and a number of units of housing. As part of the application, we will demonstrate within the technical assessments how this floorspace could be delivered on the site. However, it would be for subsequent applications to establish the exact layout that would be delivered on the site.

Whilst this is the case, we envisage that the scheme could deliver up to 400 houses in total. In line with Midlothian Council planning requirements, at least 25% of the total number of houses will need to be affordable, which would equate to around 100 units. The total number is subject to further technical assessments

7. Could a gym, more eateries or a community facility be included as part of the proposals?

Our proposals are still at an early stage, however if there is demand from a gym operator this could be accommodated as part of our proposals.

We are currently proposing that an element of the site will be reserved for Class 3 Restaurant or sui generis take-away use. This could include restaurants or coffee shops etc.

Regarding a community facility, if this is something that the community would benefit from, it is something we could consider. As part of our pre-application discussion with the Council, we will establish whether this is required, however it would be for the Council to deliver such a use should they wish to.

8. Do we need more retail in Straiton?

Following the consultation period, and due to the current market we are not anticipating that a large quantum of retail development will come forward. There might however be an opportunity for a small convenience store to serve the new development.

9. Would you look at a live performance venue as part of the development as is something lacking in the area?

At this stage we do not have plans to include such a use, however we believe that Midlothian Council are involved in proposals for this type of development in close proximity to our site.

10. You mentioned that a hotel could be delivered. Is there demand for this use?

Following the consultation process, we are no longer proposing to secure planning permission to include a hotel on the site.

11. Is the ground stable enough to build on?

We have completed a desktop ground investigation of the site. Whilst this has identified that some areas of the site where there are ground issues, these can be resolved either through ground works, or designing the proposals so that development is not located on areas of concern.

12. Will there be any new schools?

The delivery of any new schools is the responsibility of Midlothian Council, however we anticipate that there will be a requirement for the applicant to provide developer contributions to school provision should the application be approved.

13. Who would supply all internal roads and who will build the development?

If approved, Straiton Park will be responsible for delivering serviced plots. This includes providing the infrastructure to various plots, which would then be sold to developers. This infrastructure would include roads and services.

14. What public transport links would you look at bringing into the site?

We believe that there is currently a good provision for public transport, given the location of the site adjacent to the Park and Ride. Any opportunities to extend the bus provision into the site would be subject to an operator wishing to do so.

15. How tall will the tallest building be?

Whilst we are at any stage, we anticipate that any housing would be a mix of sizes but could include up to 3 storeys. The overall mix of each plot would however be down to the developer to decide.

The commercial development could up to 3 storeys depending on the eventual use and mix.

16. What will be the open space provided within the site?

Our proposals will provide sufficient open space to meet with the Council requirements. As an estimate, the Council currently require 1.6hectares of open space per 1,000 people. The overall layout of this is still to be designed but we anticipated will be linked throughout the development.

17. I live next door and the proposals will impact on my property? Will the Straiton Park Mobile Homes site be relocated?

It is important to note that the site is allocated for development. However, as part of our proposals we will need to demonstrate that there would not be an adverse impact on

neighbouring properties. This can be achieved through the location of the proposed uses on the site, landscaping or planting. We will demonstrate this through the technical assessments.

We are not proposing any changes to the Straiton Park Mobile Homes site as this does not fall within our ownership.

Summary of 1st consultation event and feedback received

The first consultation event was held on 12th January 2020 between 16:00 and 20:00. During this time, we were joined by 20 members of the public, who asked a total of 55 questions, covering the topics discussed within the FAQ above.

Over the course of the consultation period, which ended on 29th January 2021, we received 20 formal responses (with 1 respondent providing 9 separate responses).

A summary of the questions and responses are included below.

Question 1: From the access options which are shown, which do you think are the most appropriate?

There was no clear preference from respondents, however there was general support for an access utilizing the new A701 bypass.

Question 2: In terms of the mix of uses, is there anything else we could consider?

A variety of options were suggested including:

- Community Facilities
- Schools
- Recording Studio
- Gym/Leisure Facilities

Question 3: Other than the items identified on the consultation boards, what else do you think we should consider before the second event?

A number of comments were received including:

- Impact on adjacent properties
- Will Straiton park (Caravan Site) be relocated
- Public Transport provision

Question 4: Do you have any other comments on the proposal?

A number of responses were received to this question:

- The development is located in the wrong place
- The A701 bypass is not required
- Could laboratory/science spaces be created as part of the development?