

# WEST TOWN

# 1

## Welcome



DRUM | DEVELOPMENT & INVESTMENT



7N Architects



West Town Edinburgh Ltd is delighted to welcome you to this second exhibition event which is being held both online and in person. The first event in May 2022 set out initial proposals for a sustainable urban expansion in West Edinburgh. Following feedback received at that event, the West Town team has further developed those proposals to present here today, and online over the next three weeks.

We are keen to hear the views of local people before we consider submitting appropriate planning applications to the City of Edinburgh Council. The proposals for West Town represent an ambitious vision for a new 20-minute neighbourhood to be built on a 205-acre site located between Ingliston Park & Ride and the Gogar Roundabout to the west of Edinburgh.

As with the first event, this exhibition specifically covers two Proposal of Application Notices as follows:

*Proposal: Relates to Planning Permission in Principle (PPiP) for new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm.*

*At: Land 500 Metres North East Of Ingliston Park And Ride 2 Eastfield Road Edinburgh*

*Proposal: Relates to Phase 1 of new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm.*

*At: Land 500 Metres North East Of Ingliston Park And Ride 2 Eastfield Road Edinburgh*

## Feedback from the First Consultation

The first West Town consultation was held online between 12th May and 3rd June 2022. Visitors to our dedicated website-based exhibition were able to ask questions to representatives of West Town Edinburgh Ltd, before submitting an online feedback form.

During the consultation period, we welcomed more than 800 unique visitors to our consultation website showing a high level of interest in the development proposals from those living both in Edinburgh and further afield. From those 800 plus visitors, we received 13 completed feedback forms which equates to just 1.6% of total visitors to the website. Nine of these were from people living within five miles of the proposed development site, with the remaining four living more than five miles away.

We also received comprehensive and helpful responses from three Community Councils - Corstorphine, Ratho & District and Cramond & Barnton.

### Key Findings

- Four of the responses were either supportive or were neutral about the development proposals
- Nine responses were opposed to any development – equating to just over 1% of total visitors to the consultation website
- The main issues raised during the consultation were around traffic and the overall density of the development
- Moving forward, the top three development considerations were ensuring: (1) green space and movement (2) integrated sustainability and (3) connection with nature

West Town Edinburgh Ltd would like to thank all those who visited our first consultation and took time to complete and return a feedback form. We greatly value all opinion – both local and further afield – and all comments and feedback have contributed to our updated proposals which we are presenting in this second consultation event.

**Your views are important. Please complete and return the online feedback questionnaire on this website by 24 November 2022.**

**For more information, visit [www.west-town-edinburgh.com](http://www.west-town-edinburgh.com)**

## Planning Context

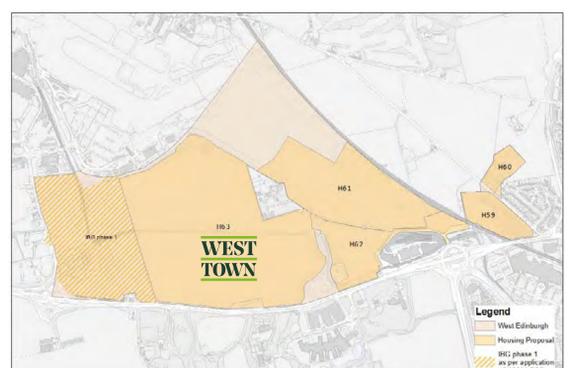
The principle of developing land at West Town for housing and commercial uses is already well-established and West Edinburgh continues to be at the forefront of development planning for the city.

Most notably, in the City of Edinburgh Council's emerging Proposed City Plan 2030 (published September 2021), the site is allocated under site H63 for housing-led mixed-use development for 7,000 new homes based around the 20-minute neighbourhood principle. An extract from the Proposed City Plan is shown to the right with the West Town site set in context with other West Edinburgh housing sites.

The Proposed City Plan also includes a range of Development Principles to guide future development proposals in West Edinburgh, including the West Town site. The development principles envisage West Edinburgh as a high density, mixed-use, urban extension to the city, compact in form with a sense of place and community attractive to residents, workers and visitors. The principles support a mix of uses concentrated around the tram stops, with a particular focus on site H63 as a town centre development, with civic space, community facilities and commercial and leisure uses as the focal point for a new 20 minute neighbourhood.



Proposed City Plan 2030



Proposed City Plan 2030 - Proposed Allocation

These shared aspirations for a new 20 minute neighbourhood at West Town have been reinforced by the Scottish Government in its recently published draft National Planning Framework 4 ('NPF4') which states that development proposals that are consistent with these principles should be supported. Of West Edinburgh, draft NPF4 also states that,

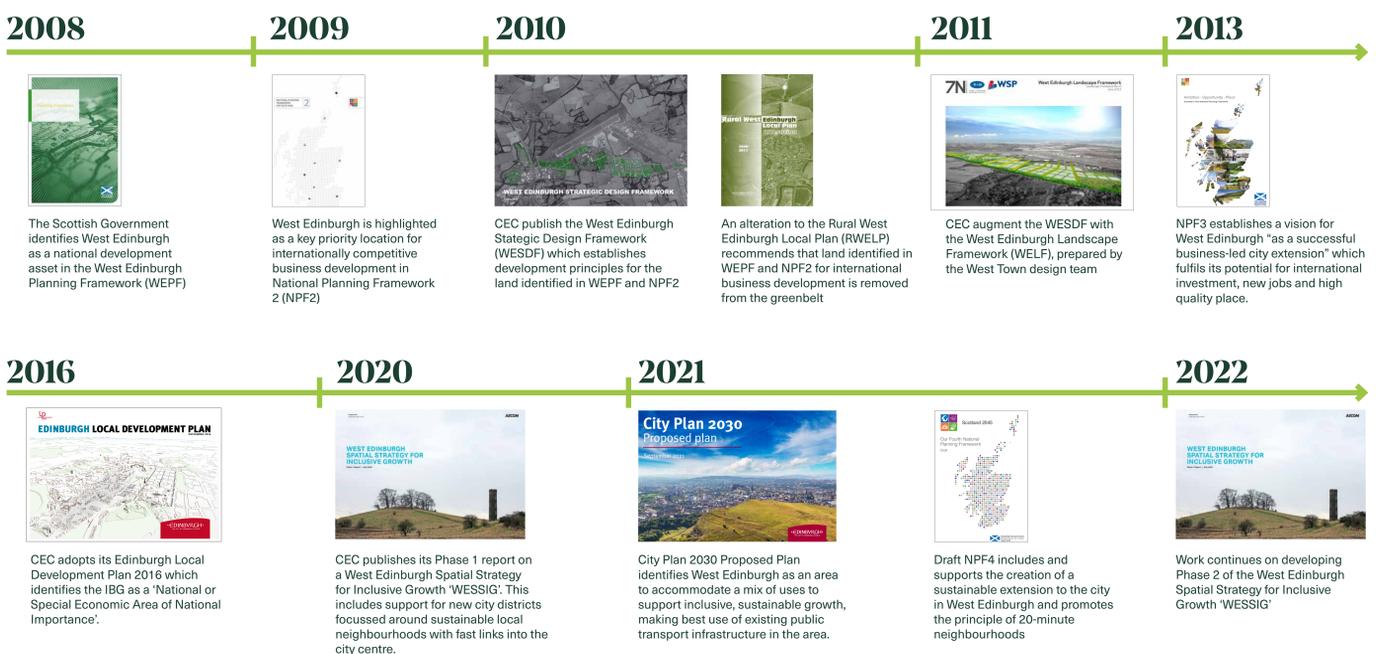
*"A strategy for West Edinburgh is emerging which guides a wide range of uses to create a sustainable extension to the city, with added benefit from associated improvements to the quality of place of existing communities. Proposals focus on locating development on and around existing transport corridors and work is ongoing to improve accessibility including the Edinburgh tram extension."*

Other policy initiatives reinforce this approach and are worth noting, including, the emerging West Edinburgh Spatial Strategy for Inclusive Growth ('WESSIG'), the City Council's 2030 Climate Strategy and City Mobility Study, City Region Deal and the interim Regional Spatial Strategy for South East Scotland.

The emerging vision for West Town is aligned with draft NPF4's spatial strategy and principles and is supported by the emerging proposals for West Edinburgh in the Proposed Plan 2030.

The latest version of the City Council's Development Plan Scheme (September 2022) anticipates that the Proposed City Plan will be submitted to Scottish Ministers for examination by the end of 2022, with the examination itself taking place in 2023. A finalised version of NPF4 is expected to be laid before the Scottish Parliament for approval in late autumn 2022.

The history of the planning context for West Edinburgh is summarised below.



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## Location



## West Town - Why Here?

The land proposed for West Town, adjacent to the airport and the A8, has been allocated for development for over a decade and most recently was allocated as a site for a new urban quarter in the City of Edinburgh Council's Proposed City Plan 2030.

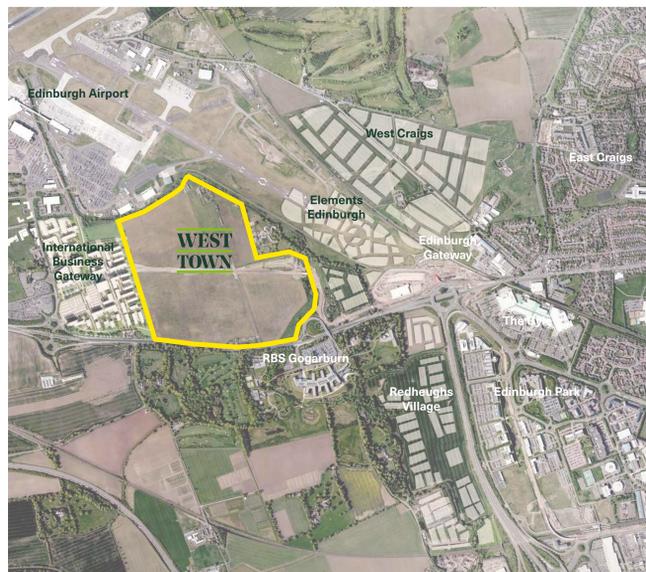
West Town is a key site in the Council's spatial strategy which seeks to direct growth to sites in the urban area or strategic expansion areas where there is good public transport and provides a deliverable solution to help meet Edinburgh's housing need.

The proposals are to create a mixed-use development as part of a homes-led town centre neighbourhood for the 205-acre site, as well as providing the employment, commercial and community facilities and amenity required for a 20-minute neighbourhood. Up to 7,000 homes have been allocated for the site in the Council's Proposed City Plan 2030, with some 2,500 envisaged as part of the first phase of development.

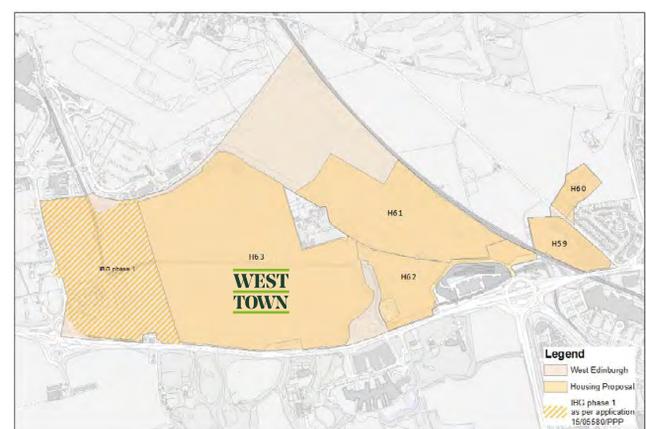
The West Town area is one of the best served sites for public transport in the city and has the Edinburgh Tram running through it providing direct, sustainable connectivity with:

- Edinburgh City Centre
- Neighbouring employment hubs at the Gyle and Edinburgh Park
- Local and national cycle network, which will be integrated into the West Town site
- Local and national rail services via Edinburgh Gateway Railway Station
- Local and national bus services via the adjacent A8 / Park and Ride / local trunk road and motorway network

West Town is also working in partnership with neighbouring developments at Edinburgh Airport and Elements Edinburgh to ensure the masterplans for each are coordinated, delivering a coherent urban expansion with associated active travel and transport infrastructure for West Edinburgh, helping integrate the new community into the local area and wider city.



West Edinburgh - Existing and Proposed Developments



Proposed City Plan 2030 - Proposed Allocation

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## Vision and Approach



### A Mixed Use, Mixed Tenure, 20 Minute Neighbourhood

The vision for West Town is for a mixed use, mixed tenure 20 minute neighbourhood.

*“Research shows that people are willing to travel by foot when services and amenities are within easy walking distance. 80% of journeys under a mile are made by foot, which equates to around a 20 minute walk. Public transport links enable sustainable travel outside the neighbourhood, as well as supporting those who find it challenging to walk or cycle.”*

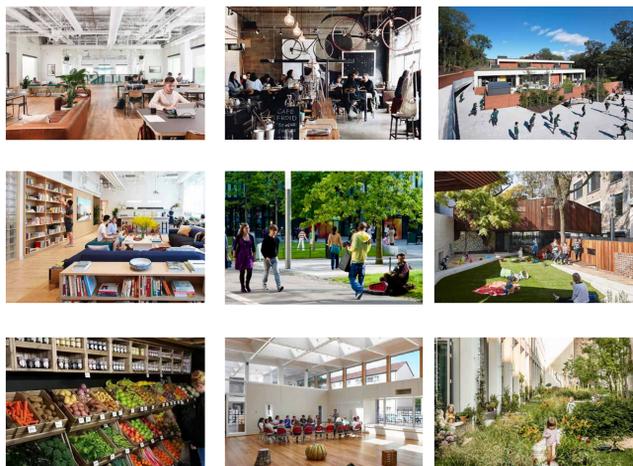
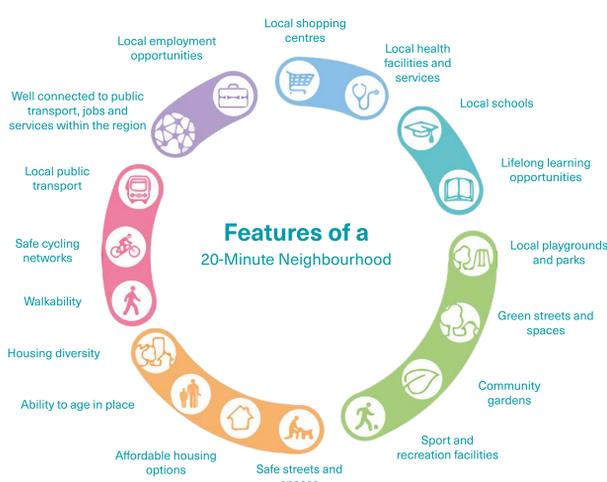
**- Sustrans - What is a 20 minute neighbourhood?**

At West Town we want to deliver;

- A place where it is easy to live a sustainable life.
- A place where everything you need is within easy reach by active travel or public transport.
- A mixed use, mixed tenure, community for all ages.
- A place that is focused on wellbeing, green space, nature and a sense of community.
- A place where it is easy to live life without a car, with an emphasis on walking and cycling and existing public transport infrastructure.

All vital services and amenities will be within a 'pram push distance' of home and served by existing good public transport and active travel connections.

All buildings will be built to address the objectives of Net Zero Carbon in accordance with the Climate Change (Scotland) Act 2019. West Town has the potential to be an exemplar city extension at the forefront of Scottish and Local Government sustainability objectives.



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## Development Principles

The following development principles will guide our design approach to West Town



### Integrated Sustainability

**'A place where it is easy to make responsible sustainable choices'**

- A new, zero carbon, neighbourhood powered by renewable energy.
- Very well connected by public transport, including the existing Tram, Rail and Bus network.
- Walking, wheeling and cycling prioritised with limited levels of car use and parking.



### Green Space and Movement

**'A place where it is enjoyable to walk and cycle.'**

- A new public park in the heart of the neighbourhood.
- Walking, wheeling and cycling priority streets and spaces.
- Centralised, shared, parking integrated with Mobility Hubs with bike hire, Car Club and EV charging.



### Connection with Nature

**'A place where everyone benefits from green space.'**

- Green space will be integrated with the public streets and spaces and within the private gardens for the new housing.
- The new public park will give everyone access to plentiful green space and will form a wildlife corridor through the neighbourhood.



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## Development Principles

The following development principles will guide our design approach to West Town

### High Density / High Amenity Neighbourhood

**'A busy neighbourhood with your daily needs within walking distance.'**

- A new community based on 20 Minute Neighbourhood principles, where everything you need for daily life is within easy reach by active travel or public transport.
- Integrating new development with existing local amenity and public transport infrastructure.



### A Range of House Types and Tenures

**'Homes for all stages of life'**

- Up to 7,000 new homes comprising a mix of house types including flats, colonies and terraced houses.
- A mix of housing tenures including affordable, private rented, private for sale and senior living.



### Civic and Social Infrastructure

**'Local hubs for a busy community - schools, healthcare, parks'**

- Schools/learning including a new primary school and potential secondary school.
- Nursery/creche
- Doctors/dentists
- Places for sport, recreation and leisure
- Green space



### A Mix of Uses to Sustain The New Community

**'A self-sufficient neighbourhood with its own local centre and identity'**

- Homes
- Businesses and places to work
- Shops
- Cafes, pubs, bars and restaurants
- Civic and social infrastructure to sustain the community.

Please note the full list of potential uses under consideration within the PoAN description on the first board.



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## Development Principles

The following development principles will guide our design approach to West Town

### An Integrated Active Travel Network

'A place where it is easy to move around without a car'

- Street spaces will be designed to give priority to pedestrians and cyclists whilst managing car movements.
- The active travel network and public transport routes will be given priority.
- A flexible strategy that delivers all requirements.



Cycling



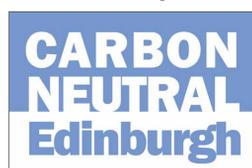
Walking



Demand Response



Car Club



CARBON NEUTRAL Edinburgh



Electric Charging



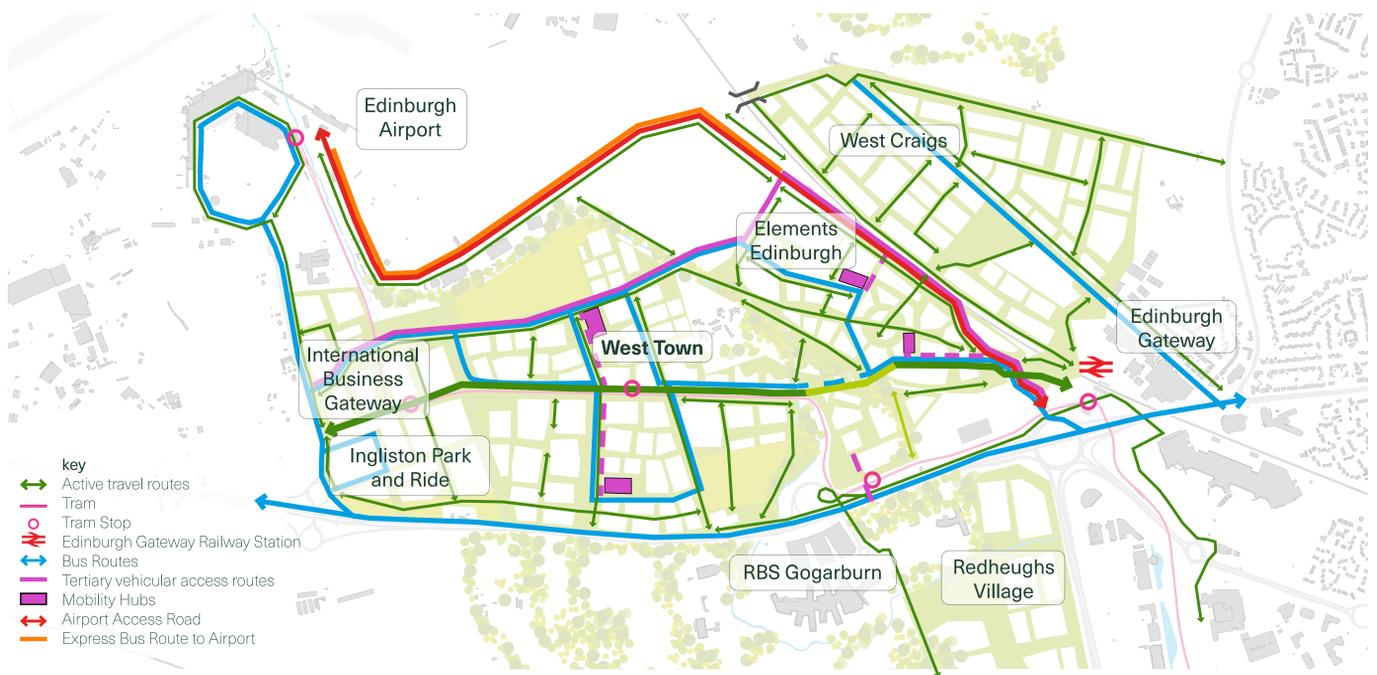
Tram



Bus



Train



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## Process and Next Steps

### Deliverability

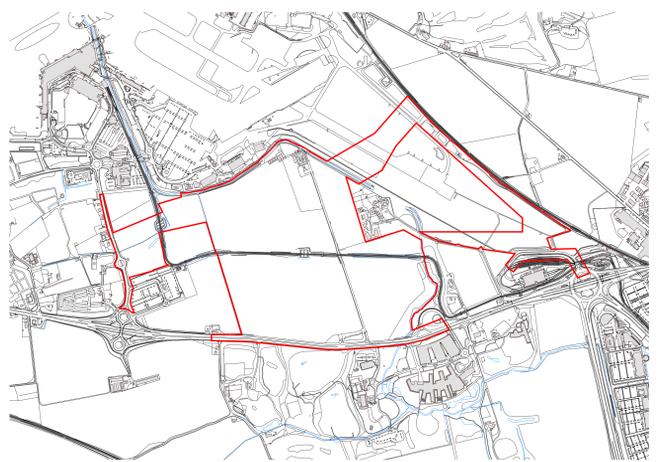
West Town Edinburgh Ltd was formed in April 2021 by Drum Property Group to progress development of the 205-acre West Town site in West Edinburgh. Drum Property Group has a strong track record of delivering transformational real estate projects and has proven experience of working on high-profile developments with multiple stakeholders across the public, private and commercial sectors – as well as local communities. As such, West Town Edinburgh Ltd is uniquely placed to deliver this significant expansion of West Edinburgh.

Throughout 2022, in preparation for the forthcoming PPiP application, the West Town Edinburgh Design Team has undertaken significant environmental, ecology and topology survey activity on site as well as traffic and infrastructure analysis. The team has also engaged productively with all the statutory consultee bodies required with such a major application, across Housing, Education, Roads, Rail, Water, Environment, Waste, the Airport and other neighbouring land-owners and developments.

### Process

West Town Edinburgh Ltd intends to apply to City of Edinburgh Council for Planning Permission in Principle (PPiP) for the new neighbourhood. This application will seek approval for the principle of the proposed development, the range and maximum levels of proposed land uses and points of pedestrian and vehicular access.

Detailed design issues, including the siting of buildings and how building blocks will look, will be subject to further applications at a later date.



PoAN Redline Boundary

The red line boundary of the Proposal of Application Notices is shown above. In preparing this, we have considered how our site integrates with other proposed developments in the area and includes access and connections to existing infrastructure and adjacent developments.

This event is the final public consultation event for the PPiP application and seeks to get your feedback to help finalise the proposals. The timeline below outlines the likely pre application / application process.



### Feedback

Your views are important. Once you have viewed the exhibition, please complete the feedback form - available either at the public event or by visiting [www.west-town-edinburgh.com](http://www.west-town-edinburgh.com) - and return it by **24th November 2022**.

In light of the feedback we receive from you, and from other individuals and organisations, we will again refine the proposals as we prepare the PPiP planning application at the end of this year.

This second public exhibition gives you the opportunity to:

- View the background and our developed approach to the site
- Ask any questions of the design and developer team
- Share your views and complete a feedback form on any aspect of the proposals

West Town Edinburgh Ltd recognises the importance of providing local residents, businesses, community interest groups and all those who live, work or make use of the local area the opportunity to learn about the emerging proposals and make their views known.

If you would like hard copies of the exhibition material or feedback questionnaires, and for any more information, please ask one of the Design Team at the event, or email [info@west-town-edinburgh.com](mailto:info@west-town-edinburgh.com). Or in writing to: West Town Consultation, c/o Avison Young, 40 Torphichen Street, Edinburgh, EH3 8JB.

We look forward to hearing your views.

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## QUARRY INVESTMENTS LTD.



### ADDENDUM to LRB REVIEW STATEMENT

APPLICATION 22/02294/FUL

Proposed Residential Development

Castle Gogar Rig, Edinburgh

November 2022

apt planning &  
development

6 High Street

East Linton

EH40 3 AB

T – 07747 780 852

[tony@apt-plandevlop.co.uk](mailto:tony@apt-plandevlop.co.uk)

[www.apt-plandevlop.co.uk](http://www.apt-plandevlop.co.uk)



Quarry Investments Ltd.

Application 22/02294/FUL - Proposed Residential Development - Castle Gogar Rigg

ADDENDUM to LRB Review Statement

## INTRODUCTION

As we were preparing the LRB Appeal documents, we became aware that the latest round of consultation for the International Business Gateway development was being held.

Now renamed to create a number of distinct developments, **The IBG, West Town and Edinburgh Elements**, we thought it important to share extracts from that consultation event.

Reason for Refusal 1: *“The proposals do not comply with LDP policy Env 3 Listed Buildings - Setting and Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as it is likely to impact on the setting of the listed building”.*

In responding to this reason, we have consistently referred to the fact that the setting of Castle Gogar has been diminished over the years, starting with the expansion of Edinburgh Airport and continuing significantly with the granting of planning permission 04/02302/FUL which saw modern (enabling) development in the former grounds for the Castle.

We very much see the proposals before you as being the final element of the development of Castle Gogar Rigg, ensuring a coordinated, well thought out and very high quality environment surrounding the immediate Castle grounds.

The images, taken from the exhibition material, show that the proposed development at the **IBG, West Town and Edinburgh Elements** will totally swamp the Castle Gogar site and setting. **The cat is well and truly out of the bag, the horse has, indeed, bolted.**





Quarry Investments Ltd.

Application 22/02294/FUL - Proposed Residential Development - Castle Gogar Rigg

ADDENDUM to LRB Review Statement

This images show the scale of the West Town development surrounding and dwarfing Castle Gogar to the west and south. Please note *'Edinburgh Elements'* lies to the east and the *IBG* further to the west. This is truly an area of change when looking at *'Redheughs Village'*, *'Edinburgh Gateway'* and *'West Craigs'*, building on other high profile development at *Gogarburn (RBS Headquarters)* and *Edinburgh Park*.

It is surely indisputable that the setting of Castle Gogar has been compromised again and again and this will continue to be the case for the foreseeable future. We have designed a high quality sensitive development of 6 new homes, to sit appropriately within their landscape and built environment, hidden from view and not impacting AT ALL on what few views of the Castle remain.

Furthermore the proposed new homes will present an appropriate final phase of development at Castle Gogar, creating an attractive small neighbourhood within this area of massive change.



The image above clearly illustrates the sheer scale of development associated only with West Town. *'Edinburgh Elements'* will emerge to the east (to the left of the red circle identifying Castle Gogar).

Starting with the 2005 enabling planning permission (04/02302/FUL), **the key aspect has been the refurbishment and protection of Castle Gogar and its immediate curtilage**. This has been the case with subsequent permissions and application 22/02294/FUL will similarly see high quality development at the Castle Gogar Rigg site but with **no material impact on the Castle itself**. It will remain in glorious isolation behind the high castle walls and mature (and protected) trees and other landscape features.



Quarry Investments Ltd.

Application 22/02294/FUL - Proposed Residential Development - Castle Gogar Rigg

ADDENDUM to LRB Review Statement

As we maintain throughout, the setting of Castle Gogar no longer reaches beyond the Castle walls and gates, and we have sought to present a development that will deliver a high quality and appropriate final phase of development at Castle Gogar.

