

THE WISP, EDINBURGH

Community Consultation Event

Welcome

E&A Partnerships Ltd and Niddrie Development Company Ltd are in the process of preparing an application for a proposal seeking Planning Permission in Principle for residential development at land to the east of The Wisp, Edinburgh.

A proposal of application notice (ref: 21/03602/PAN) was submitted to The City of Edinburgh Council on 10th January 2022 to signal the intent of E&A Partnerships Ltd and Niddrie Development Company Ltd to potentially submit a planning application in the future.

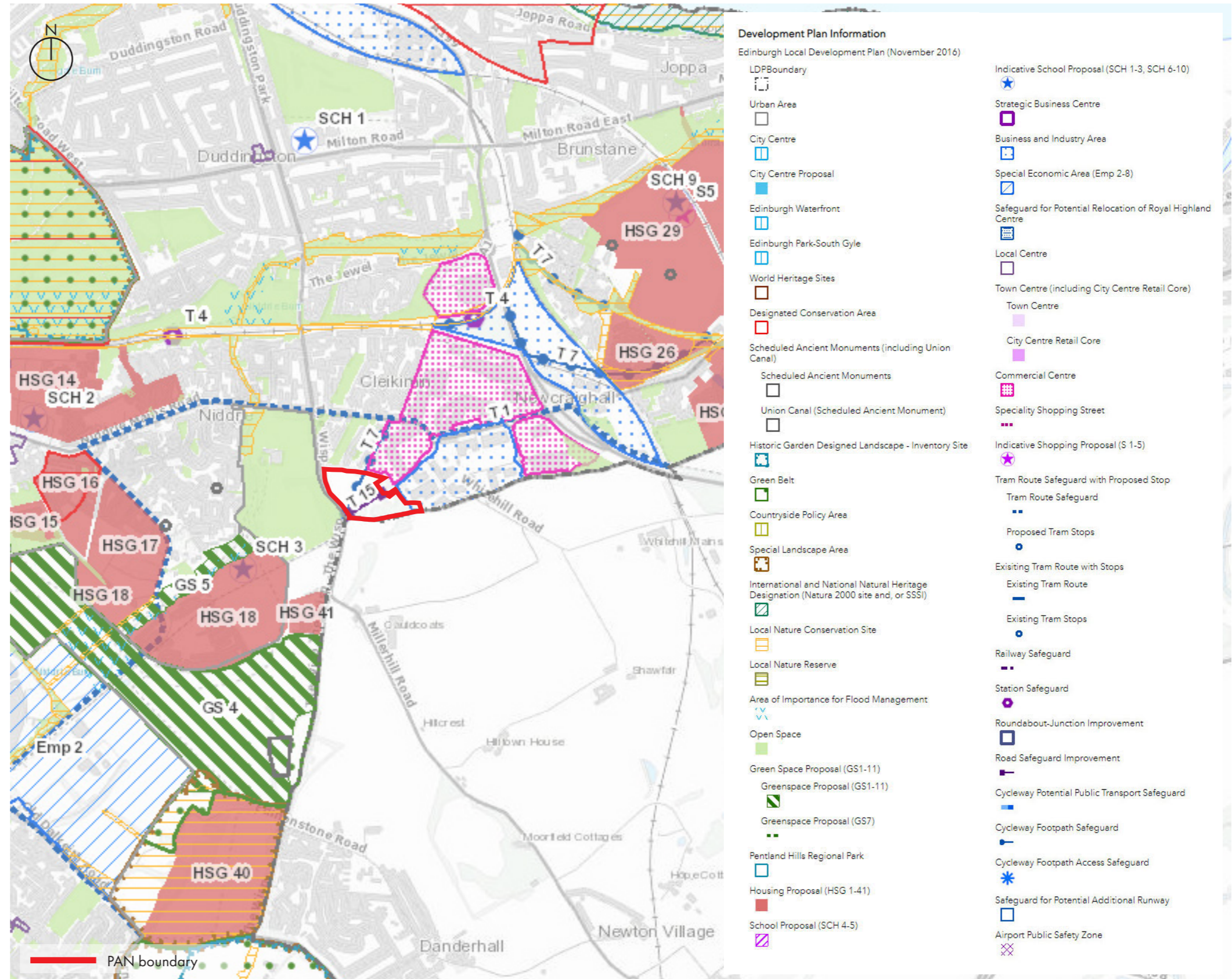
The plan opposite shows the location of the site, outlined in red, within the context of the Local Development Plan (LDP).

This exhibition is part of the pre-application consultation process and seeks to obtain the views of the general public and local interest groups about the proposed development, in advance of the finalisation and submission of the planning application.

Members of the public are invited to put forward comments on the draft proposals by clicking on the 'Submit Feedback' button on this website.

Comments received will be taken into consideration by E&A Partnerships Ltd and Niddrie Development Company Ltd in finalising proposals.

Comments on the proposed development, can also be submitted, by 2nd March 2022, to: thewispdevelopmentedinburgh@iceniprojects.com



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Site Context

The site is located in the south east of Edinburgh, adjacent the existing residential area of Niddrie Mains and Greendykes. The site is adjacent to the City of Edinburgh Council boundary with Midlothian Council.

The site is in a very sustainable location with excellent transport links as follows;

- Existing access to Whitehill Road, connecting to Newcraighall Road to north, with excellent bus services.
- The A1 is a short distance to the east of the site offering excellent connections to the wider trunk road network.
- Newcraighall Railway Station and Brunstane Railway Station both within easy 20 minute walk.

The site is also very well positioned for services and amenities as follows;

- Niddrie Mill Primary school around a 15-20 minute walk
- Castleview Primary School and Brunstane Primary School, both within a 20 minute walk;
- Portobello High School around a 20 minute walk;
- St Johns RC Primary School and Holyrood High School easily accessible via bus;
- Two medical centres (Niddrie & Bingham) within a 15-20 minute walk;
- Supermarkets within around a 15-20 minute walk, including a post office;
- Extensive range of shopping opportunities and restaurants within adjacent Fort Kinnaird Retail Park; and
- Hunter's Hall Public Park, and Jack Kane centre, immediately west of the site and easily accessible on foot.

The site is in a highly sustainable location with access to all required amenities and facilities. Its location will also encourage active travel modes, reducing dependency on the use of private vehicles.



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Opportunities & Constraints

This brownfield site extends to approximately 6.39ha (15.8 acres) and is the location of former railway lines and collieries.

The site contains colliery deposits and will require ground remediation. These elements result in a site that undulates but largely falls from the north and east to the south west corner.

There are a number of opportunities and constraints that the site offers, as follows;

- Ground clearance and remediation due to former use;
- Loss of largely self seeded trees within the site, due to a large amount of required earth works;
- Opportunity to provide active travel route through site;
- Standoff to existing culverted watercourse and overhead power lines;
- Opportunity to form new junction to The Wisp and improve pedestrian connectivity;
- Opportunity to enhance site, removing anti social behaviour issues and increasing sense of safety; and
- Opportunity to provide new homes which will address existing streets and enhance routes.

A number of further assessments are being carried out for the site to ensure that issues are identified and fully addressed within the final proposal.



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Development Framework

The proposal is for between around 175 to 400 units depending on tenure and density, the former being made up of a range of house sizes and forms and the latter largely comprising flats. This would provide the potential for a range of home types and sizes to meet identified needs of the local area.

The key features of the proposal are as follows;

- Access from Whitehill Road, providing through connection to The Wisp;
- Primary route through the site in the form of a tree lined neighbourhood street;
- Pedestrian footways provided along the primary street, with further footways and footpaths creating links between new homes and open space;
- Potential for the existing informal point of access along the western boundary to be utilised as a further pedestrian connection;
- Active Travel Route along green corridor, providing attractive and well overlooked route;
- Open space provided along Active Travel Route, including equipped play park;
- Easy access (within 400m) to Hunter's Hall public park, to the west of the site;
- SuDS measures proposed at low point of site, set within attractive area of open space;
- Landscaping can be provided to SuDS area with new homes overlooking, creating a safe and pleasant place and enhancing biodiversity;
- Structure planting re-introduced, following extensive ground remediation works, ensuring proposals sit within strong landscape framework; and
- Acoustic mitigation, subject to technical assessments, can be provided within landscape framework ensuring protection of amenity for all new residents.



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Executive Summary

The proposal for this site will see the transformation of brownfield land to provide new homes which will enhance the local area for new and existing residents.

The key features of this development are as follows;

- Remediation of contaminated land;
- Provision of new, better quality landscaping and structure planting;
- Sustainable drainage, offering quality biodiversity enhancements;
- Around 175 to 400 new homes, meeting the needs of the local community;
- Housing positioned in a highly sustainable location with excellent links to public transport, services and amenities.
- Active travel route, contributing towards Council aspirations for the local area and encouraging healthy living; and
- Potential for improvement to pedestrian routes along The Wisp.

The site is an excellent opportunity to bring the site back to life and positively contribute to the local area.



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Thank You!

Thank you for taking the time to visit our online exhibition, we value your feedback.

Traditionally this type of consultation is carried out in the form of a public exhibition in a local venue (such as a community centre or public hall) but in light of ongoing Covid-19 restrictions, this is not possible and therefore an alternative solution has been devised in the form of an online consultation website. This is in line with current legislation and guidance issued by the Scottish Government.

Representatives of E&A Partnerships Ltd and Niddrie Development Company Ltd will be available to discuss the proposals via an online web-based chat which can be accessed via **www.thewispdevelopment-edinburgh.co.uk** on **Wednesday 9th February 2022 between 3pm and 7pm.**

Following the online exhibition, should you have any queries or would like to hear more about the proposals then please do not hesitate to contact us via the contact details noted adjacent.

Feedback

We are keen to know your thoughts on the proposals. In order to make sure your views are considered, please complete a comment by clicking on the '**Submit Feedback**' button on this website or email us at:

thewispdevelopmentedinburgh@iceniprojects.com

Alternatively you can contact us by post at: **Iceni Projects, 11 Alva Street, Edinburgh, EH2 4PH.**

Please ensure your comments are returned no later than the **2nd March 2022.**

All comments made about the proposed development will be taken into account and considered when finalising the proposals and will be included in a Pre-Application Consultation Report to be submitted to The City of Edinburgh Council, as part of a forthcoming planning application.

Please note, comments on the proposal during this pre-application consultation are to the prospective applicant and not a formal representation to The City of Edinburgh Council.

When a planning application is submitted to The City of Edinburgh Council, neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations directly to The City of Edinburgh Council during the statutory notification period.