

Customer Ref: 01706      Response Ref: ANON-KU2U-GFCC-T  
Name: Derek Scott Planning  
Response Type: Agent / Consultant  
On behalf of: Mr. John Brady

Supporting Info: Yes  
Email: scott.planning@btconnect.com

Choice 1 A

**We want to connect our places, parks and green spaces together as part of a city-wide, regional, and national green network. We want new development to connect to, and deliver this network. Do you agree with this? - Select support / don't support**

Short Response: Not Answered

Explanation: Not Answered

Choice 1 B

**We want to change our policy to require all development (including change of use) to include green and blue infrastructure. Do you agree with this? - Support / Object**

Short Response: Not Answered

Explanation: Not Answered

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Name   
Response Type   
On behalf of:

Supporting Info   
Email

Choice **1 C**

**We want to identify areas that can be used for future water management to enable adaptation to climate change. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **1 D**

**We want to clearly set out under what circumstances the development of poor quality or underused open space will be considered acceptable. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **1 E**

**We want to introduce a new 'extra-large green space standard' which recognises that as we grow communities will need access to green spaces more than 5 hectares. Do you agree with this? - Yes / No**

Short Response

Explanation

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Supporting Info

Name

Email

Response Type

On behalf of:

Choice **1 F**

**We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **1 F**

**We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Upload (max size 3mb)**

Short Response

Explanation

Choice **1 G**

**We want to identify space for additional cemetery provision, including the potential for green and woodland burials. Do you agree with this? - Yes / No**

Short Response

Explanation

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Email

Response Type

On behalf of:

Choice **1 H**

**We want to revise our existing policies and green space designations to ensure that new green spaces have long term maintenance and management arrangements in place. Do you agree with this? - Yes/No**

Short Response

Explanation

Choice **2 A**

**We want all development (including change of use), through design and access statements, to demonstrate how their design will incorporate measures to tackle and adapt to climate change, their future adaptability and measures to address accessibility for people with varying needs, age and mobility issues as a key part of their layouts. - Yes / No**

Short Response

Explanation

Choice **2 B**

**We want to revise our policies on density to ensure that we make best use of the limited space in our city and that sites are not under-developed. Do you agree with this? - Yes / No**

Short Response

Explanation

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Choice 2 C

We want to revise our design and layout policies to achieve ensure their layouts deliver active travel and connectivity links. Do you agree with this? - Yes / No

Short Response Not Answered

Explanation Not Answered

Choice 2 D

We want all development, including student housing, to deliver quality open space and public realm, useable for a range of activities, including drying space, without losing densities. Do you agree with this? - Yes / No

Short Response Not Answered

Explanation Not Answered

Choice 3 A

We want all buildings and conversions to meet the zero carbon / platinum standards as set out in the current Scottish Building Regulations. Instead we could require new development to meet the bronze, silver or gold standard. Which standard should new development in Edinburgh meet? - Which standard?

Short Response Not Answered

Explanation Not Answered

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Response Type

On behalf of:

Choice **4 A**

**We want to work with local communities to prepare Place Briefs for areas and sites within City Plan 2030 highlighting the key elements of design, layout, and transport, education and healthcare infrastructure development should deliver. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **4 B**

**We want to support Local Place Plans being prepared by our communities. City Plan 2030 will set out how Local Place Plans can help us achieve great places and support community ambitions. - How should the Council work with local communities to prepare Local Place Plans?**

Short Response

Explanation

Choice **5 A**

**We want City Plan 2030 to direct development to where there is existing infrastructure capacity, including education, healthcare and sustainable transport, or where potential new infrastructure will be accommodated and deliverable within the plan period. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

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Response Type

On behalf of:

Choice **5 B**

**We want City Plan 2030 to set out where new community facilities are needed, and that these must be well connected to active travel routes and in locations with high accessibility to good sustainable public transport services. Do you agree with this? - Yes / NO**

Short Response

Explanation

Choice **5 C**

**We want to reflect the desire to co-locate our community services close to the communities they serve, supporting a high walk-in population and reducing the need to travel. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **5 D1**

**We want to set out in the plan where development will be expected to contribute toward new or expanded community infrastructure. Do you agree with this? - Yes / No**

Short Response

Explanation

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Name

Email

Response Type

On behalf of:

Choice **5 D2**

**We want to use cumulative contribution zones to determine infrastructure actions, costs and delivery mechanisms. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **5 E**

**We want to stop using supplementary guidance and set out guidance for developer contributions within the plan, Action Programme and in non-statutory guidance. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **6 A**

**We want to create a new policy that assesses development against its ability to meet our targets for public transport usage and walking and cycling. These targets will vary according to the current or planned public transport services and high-quality active travel routes. Do you agree with this? - Yes / No**

Short Response

Explanation



Customer Ref:  Response Ref:

Supporting Info

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Email

Response Type

On behalf of:

Choice **6 B**

**We want to use Place Briefs to set the targets for trips by walking, cycling and public transport based on current and planned transit interventions. This will determine appropriate parking levels to support high use of public transport. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **7 A**

**We want to determine parking levels in development based on targets for trips by walking, cycling and public transport. These targets could be set by area, development type, or both and will be supported by other measures to control on-street parking. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **7 B**

**We want to protect against the development of additional car parking in the city centre to support the delivery of the Council's city centre transformation programme. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **7 C**

**We want to update our parking policies to control demand and to support parking for bikes, those with disabilities and electric vehicles via charging infrastructure. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **7 D**

**We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan. Do you agree with this? - We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan.**

Short Response

Explanation

Choice **8 A**

**We want to update our policy on the Cycle and Footpath Network to provide criteria for identifying new routes. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

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Email

Response Type

On behalf of:

Choice **8 B**

**As part of the City Centre Transformation and other Council and partner projects to improve strategic walking and cycling links around the city, we want to add the following routes (along with our existing safeguards) to our network as active travel proposals to ensure that they are delivered. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **8 C**

**We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **8 C**

**We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Upload new cycle routes**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **9 A**

**We want to consult on designating Edinburgh, or parts of Edinburgh, as a 'Short Term Let Control Area' where planning permission will always be required for the change of use of whole properties for short-term lets. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Choice **9 B**

**We want to create a new policy on the loss of homes to alternative uses. This new policy will be used when planning permission is required for a change of use of residential flats and houses to short-stay commercial visitor accommodation or other uses. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **10 A**

**We want to revise our policy on purpose-built student housing. We want to ensure that student housing is delivered at the right scale and in the right locations, helps create sustainable communities and looks after student's wellbeing. Do you agree with this? - Yes / No**

Short Response

Explanation

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Email

Response Type

On behalf of:

Choice **10 B**

**We want to create a new policy framework which sets out a requirement for housing on all sites over a certain size coming forward for development. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **10 C**

**We want to create a new policy promoting the better use of stand-alone out of centre retail units and commercial centres, where their redevelopment for mixed use including housing would be supported. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice **11 A**

**We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. Do you agree with this approach? - Yes / No**

Short Response

Explanation

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Choice 11 B

We want City Plan 2030 to require a mix of housing types and tenures – we want the plan to be prescriptive on the required mix, including the percentage requirement for family housing and support for the Private Rented Sector. Do you agree with this? - Yes / No

Short Response Not Answered

Explanation Not Answered

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Choice      12   A

**Which option do you support? - Option 1/2/3**

Short Response: Option 3 (Blended)

**Explanation**

Dear Sir/Madam, CHOICES FOR CITY PLAN 2030 – REPRESENTATIONS ON BEHALF OF MR. JOHN BRADY IN RESPECT OF LAND LYING TO THE SOUTH OF THE UNION CANAL AND TO THE EAST OF BAIRD ROAD, RATHO, EDINBURGH EH28 8RA We write on behalf of our client, Mr. John Brady, who owns a parcel of land lying to the south of the Union Canal and to the east of properties on Baird Road, Ratho as outlined in red on the location plan attached as Document 1. The land in question is presently zoned as Open Space in the Edinburgh Local Development Plan 2016. Mr. Brady wishes to have this land rezoned from open space to either ‘white land’ or alternatively, for ‘residential use’ in the emerging Local Development Plan. Site Location and Description The site, which measures c.0.3 hectares (0.74 acres) comprises an area of disused land within Ratho which has been subject historically to the uncontrolled and indiscriminate dumping of waste materials. Whilst such activities have largely ceased since the site was enclosed with boundary fencing, its condition continues to detract from the character and appearance of the area. It is bounded to the south by Ratho Park Playing Fields; to the west by the rear gardens of properties fronting onto Baird Road; to the north, in part by an area of ground next to the Union Canal; and, in part by a two storey dwelling house currently under construction; and to the east, by residential properties on West Croft from which the site is also accessed. An unsurfaced access path linking West Croft to the Union Canal exists along the eastern boundary. The site is, at present, the subject of development proposals, with an application relating to these currently under appeal to the Scottish Government. That said application which was registered under Planning Application Reference Number 18/02606/FUL had sought detailed planning permission for the erection of 11 no. dwelling houses on the site arranged in two blocks comprising 5 no. two storey terraced dwelling houses; and 6 no. three storey town houses; all with integral garages. The proposed layout and accompanying Design Statement submitted with the application are attached as Documents 2 & 3 respectively. The application referred to was recommended for approval by the Council’s Planning Department but refused by elected members (6 votes to 3) on grounds relating to its perceived impact on the character and appearance of Ratho Conservation Area; the perceived risk of increased on street parking on the approach road to the site (West Croft); and the perceived loss of open space. Notwithstanding the reasons for the refusal of the application, there appeared to be a general consensus amongst both elected members and third party objectors that the site is of little value to the community in its present state and would benefit from some form of redevelopment. Attached, for information only, is a copy of the statement submitted to the Scottish Government (Directorate for Planning and Environmental Appeals) in support of the appeal against the refusal of the application (See Document 4). Zoning Request Setting the specifics of the recent planning history relating to the site as described above aside, the following considerations add support for either the identification of the site as ‘white land’ or alternatively for ‘residential use’ in the emerging local development plan:

- The site comprises an area of ground which has been historically subject to the uncontrolled and indiscriminate dumping of waste materials. It is now fenced off and enclosed to prevent the continuation of such activities. The redevelopment of the site for residential use would result in a substantial improvement to the character and appearance of the site and the Ratho Conservation Area within which it is located.
- Whilst the site lies within a significantly larger area which is designated as Open Space in the current Local Development Plan; the site itself is not utilised for such purposes; there are no plans to use it for such purposes; it is of limited leisure or amenity value; there is a significant over-provision of open space in the

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immediate area; and its loss to development is not detrimental to the wider network including its continuity or biodiversity value. • The site was previously the subject of an approved planning application for residential development (Planning Application Ref No. 07/00442/FUL) establishing the acceptability of such a use in this location. The site immediately to the north, which is also part of the larger area zoned as open space in the existing local development plan has had planning permission granted for the erection of a dwelling house (Planning Application Reference Numbers 15/04140/PPP & 16/00852/APP). • The development of the site for residential purposes presents an opportunity to formalise and significantly enhance the unsurfaced pedestrian link between West Croft and the Union Canal. Further improvements could be provided through, for example the provision of a seating area on that part of the site closest to the Union Canal. In view of the considerations outlined above, it is respectfully requested that the site, as outlined in red in Document 1 is removed from wider area allocated as Open Space in the extant local development plan and allocated as either 'white land' or for 'residential development' in the emerging Local Development Plan. Please acknowledge receipt and registration of these representations at your earliest convenience. Please also note that we have no objection to the representations being made publicly accessible. Yours faithfully Derek Scottenc. List of Documents Accompanying Submission Document 1 – Location Plan Document 2 – Proposed Site Layout Plan submitted with Planning Application Reference Number 18/02606/FUL Documents 3 a & 3b – Design & Access Statement submitted with Planning Application Reference Number 18/02606/FUL Document 4 – Appeal Statement submitted to the DPEA following refusal of Planning Application Reference Number 18/02606/FUL Documents 1-3b referred to above attached under Questions 12C and 12D as no other mechanism available to do so. Unable to upload Document 4 but this has been e-mails separately.

Choice 12 B1

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Calderwood

Short Response Not Answered

Explanation



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Choice 12 B2

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Kirkliston

Short Response Not Answered

Explanation

Choice 12 B3

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - West Edinburgh

Short Response Not Answered

Explanation

Choice 12 B4

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - East of Riccarton

Short Response Not Answered

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 B5**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - South East Edinburgh**

Short Response

Explanation

Choice **12 B6**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Calderwood**

Short Response

Explanation

Choice **12 B7**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Kirkliston**

Short Response

Explanation

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Supporting Info Yes

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Response Type Agent / Consultant

On behalf of: Mr. John Brady

Choice 12 B8

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - West Edinburgh

Short Response Not Answered

Explanation

Choice 12 B9

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - East of Riccarton

Short Response Not Answered

Explanation

Choice 12 B10

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - South East Edinburgh

Short Response Not Answered

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 BX**

**Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Explain why**

Short Response

Explanation

Choice **12 C**

**Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload**

Short Response

Explanation

Choice **12 C**

**Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 C**

**Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload**

Short Response

Explanation

Choice **12 D**

**Do you have a brownfield site you wish us to consider in the proposed Plan? - Brownfield sites upload**

Short Response

Explanation

Choice **13 A**

**We want to create a new policy that provides support for social enterprises, start-ups, culture and tourism, innovation and learning, and the low carbon sector, where there is a contribution to good growth for Edinburgh. Do you agree with this? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **14 A**

**We want City Plan 2030 to support the best use of existing public transport infrastructure in West Edinburgh and accommodate the development of a mix of uses to support inclusive, sustainable growth. We will do this through ‘an area of search’ which allows a wide consideration of future uses within West Edinburgh without being tied to individual sites. Do you support this approach? - Yes / No**

Short Response

Explanation

Choice **14 B**

**We want to remove the safeguard in the existing plan for the Royal Highland Showground site to the south of the A8 at Norton Park and allocate the site for other uses. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Choice **14 C**

**We want City Plan 2030 to allocate the Airport’s contingency runway, the “crosswinds runway” for the development of alternative uses next to the Edinburgh Gateway interchange. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 15 A

**We want to continue to use the national 'town centre first' approach. City Plan 2030 will protect and enhance the city centre as the regional core of south east Scotland providing shopping, commercial leisure, and entertainment and tourism activities. Do you agree with this? - Yes / No**

Short Response

Explanation

Choice 15 B

**New shopping and leisure development will only be allowed within our town and local centres (including any new local centres) justified by the Commercial Needs study. Outwith local centres, small scale proposals will be permitted only in areas where there is evidence of a lack of food shopping within walking distance. Do you agree? - Yes / No**

Short Response

Explanation

Choice 15 C

**We want to review our existing town and local centres including the potential for new identified centres and boundary changes where they support walking and cycling access to local services in outer areas, consistent with the outcomes of the City Mobility Plan. Do you agree? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

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Email

Response Type

On behalf of:

Choice 15 D

**We want to continue to prepare and update supplementary guidance for our town centres to adapt to changing retail patterns and trends, and ensure an appropriate balance of uses within our centres to maintain their vitality, viability and deliver good placemaking. Instead we could stop using supplementary guidance for town centres and set out guidance within the plan. Which approach do you support? - Yes / No**

Short Response

Explanation

Choice 15 E

**We want to support new hotel provision in local, town, commercial centres and other locations with good public transport access throughout Edinburgh. Do you agree with this approach? - Yes / No**

Short Response

Explanation

Choice 15 G

**We could also seek to reduce the quantity of retail floorspace within centres in favour of alternative uses such as increased leisure provision and permit commercial centres to accommodate any growing demand. Do you agree with this approach? - Yes / No**

Short Response

Explanation



Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **16 A1**

**We want to continue to support office use at strategic office locations at Edinburgh Park/South Gyle, the International Business Gateway, Leith, the city centre, and in town and local centres. Do you agree? - Yes / No**

Short Response

Explanation

Choice **16 A2**

**We want to support office development at commercial centres as these also provide accessible locations. - Yes / No**

Short Response

Explanation

Choice **16 A3**

**We want to strengthen the requirement within the city centre to provide significant office floorspace within major mixed-use developments. Do you agree? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **16 A4**

**We want to amend the boundary of the Leith strategic office location to remove areas with residential development consent. Do you agree? - Yes / No**

Short Response

Explanation

Choice **16 A5**

**We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Yes / No**

Short Response

Explanation

Choice **16 A5**

**We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Do you have an office site you wish us to consider in the proposed Plan?**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **16 B**

**We want to identify sites and locations within Edinburgh with potential for office development. Do you agree with this? - Yes/No**

Short Response

Explanation

Choice **16 C**

**We want to introduce a loss of office policy to retain accessible office accommodation. This would not permit the redevelopment of office buildings other than for office use, unless existing office space is provided as part of denser development. This would apply across the city to recognise that office locations outwith the city centre and strategic office locations are important in meeting the needs of the mid-market. Or we could Introduce a 'loss of office' policy only in the city centre. - Yes / No**

Short Response

Explanation

Choice **16 E1**

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Leith Strategic Business Centre**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 16 E2

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newbridge**

Short Response

Explanation

Choice 16 E3

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newcraighall Industrial Estate.**

Short Response

Explanation

Choice 16 E4

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - The Crosswinds Runway**

Short Response

Explanation

Customer Ref:  Response Ref:

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Name

Email

Response Type

On behalf of:

Choice 16 E5

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Leith Strategic Business Centre**

Short Response

Explanation

Choice 16 E6

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newbridge**

Short Response

Explanation

Choice 16 E7

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newcraighall Industrial Estate.**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 16 E8

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - The Crosswinds Runway**

Short Response

Explanation

Choice 16 EX

**We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Explain why**

Short Response

Explanation

Choice 16 F

**We want to ensure new business space is provided as part of the redevelopment of urban sites and considered in Place Briefs for greenfield sites. We want to set out the amount expected to be re-provided, clearer criteria on what constitutes flexible business space, and how to deliver it, including the location on-site, and considering adjacent uses, servicing and visibility. Do you agree? - Yes / No**

Short Response

Explanation

Customer Ref:  Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **16 G**

**We want to continue to protect industrial estates that are designated under our current policy on Employment Sites and Premises (Emp 8). Do you agree? - Yes / No**

Short Response

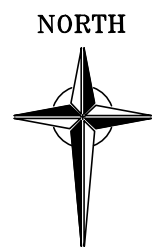
Explanation

Choice **16 H**

**We want to introduce a policy that provides criteria for locations that we would support city-wide and neighbourhood goods distribution hubs. Do you agree? - Yes / No**

Short Response

Explanation



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REV	DESCRIPTION	DRAWN	CHKD.	DATE
A	SITE BOUNDARY REVISED	BT	CM	27.06.18

LOCATION PLAN AS EXISTING

**ema**  
 architects + masterplanners

42 CHARLOTTE SQUARE  
 EDINBURGH  
 EH2 4HQ  
 E INFO@EMA-ARCHITECTS.CO.UK T 0131 247 1450  
 W WWW.EMA-ARCHITECTS.CO.UK

PROPOSED HOUSING  
 BAIRD ROAD, RATHO  
 EDINBURGH

LOCATION PLAN AS EXISTING

SCALE / SIZE	DATE / DRAWN	PROJ. TYPE	SHEET No / No. SHEETS
1:1250 / A3	09.05.18 / BT		1 / 1
DRAWING REFERENCE 17206(PL)001 A			
ISSUE PURPOSE		WORK STAGE	
FILE CLASSIFICATION		FILE REFERENCE	





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REV	DESCRIPTION	ISSUED	CHECK	DATE
D	SITE LAYOUT REVISED	CM	CM	27.01.20

- KEY**
- ☒ REFUSE STORE
  - PRIVATE FRONT GARDEN
  - PRIVATE REAR GARDEN
  - COMMUNAL OPEN SPACE
  - COMMUNAL COURTYARD/ ROAF
  - PRIVATE PARKING SPACES
  - VISITOR PARKING SPACES

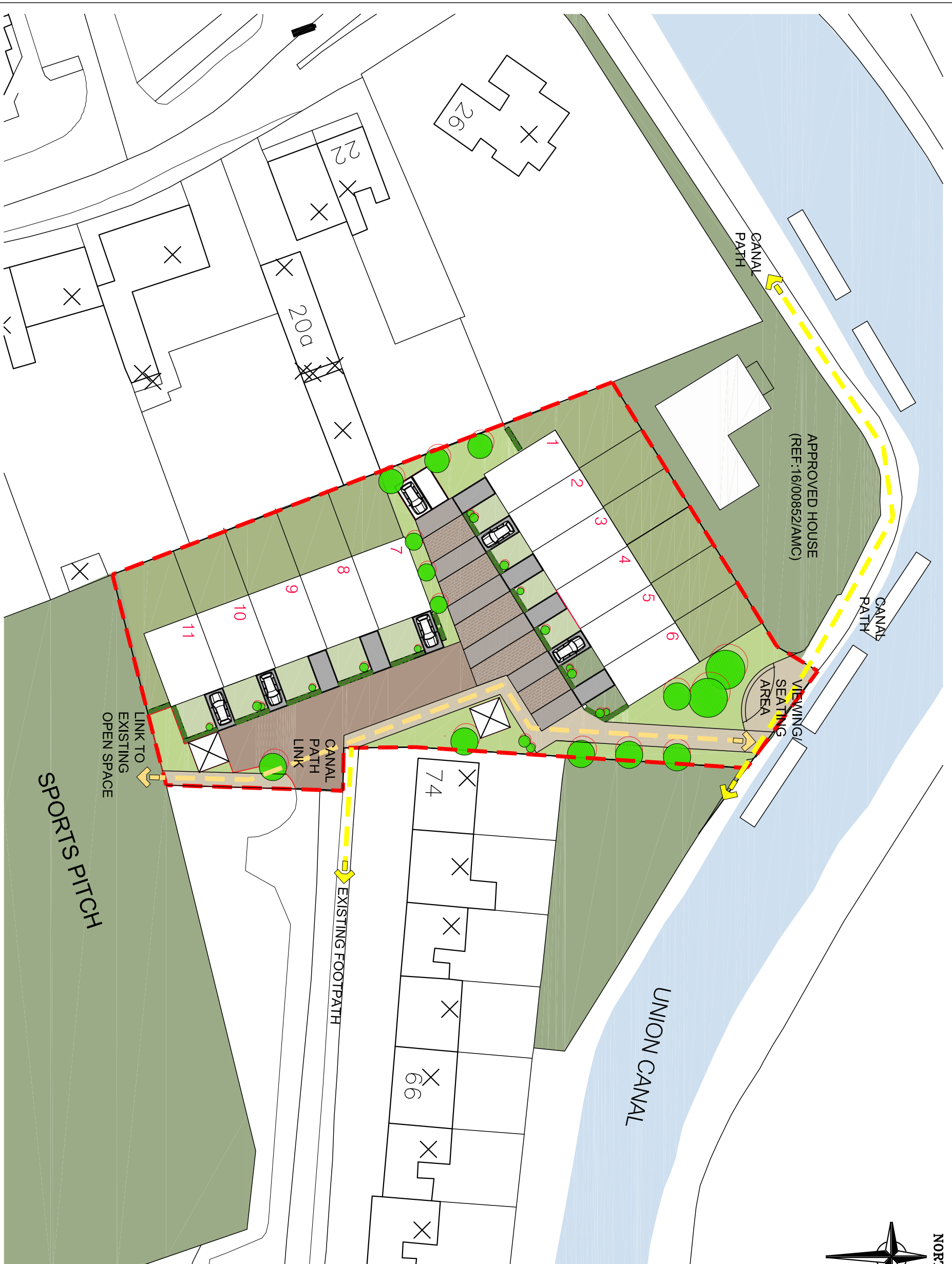
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PROPOSED HOUSING  
 BAIRD ROAD, RATHO  
 EDINBURGH

SITE PLAN AS PROPOSED

SCALE: 1:500	DATE: 09.05.18/ BT	SHEET NO. IN SEQUENCE
PROJECT: 17206(PL)003D	DATE: 1 / 1	
DESIGNER: 17206(PL)003D	DATE: 1 / 1	
FILE: 17206(PL)003D	DATE: 1 / 1	



SITE PLAN AS PROPOSED



# DESIGN STATEMENT

## WEST CROFT, RATHO

17206(DS)001



# CONTENTS

1.0	INTRODUCTION
2.0	SITE DESCRIPTION
3.0	PLANNING BACKGROUND
4.0	CONTEXTUAL ANALYSIS
5.0	DESIGN AND POLICY GUIDANCE
6.0	DESIGN RESPONSE

# 1.0 INTRODUCTION

WEST CROFT, RATHO



## 1.0 Introduction

This Planning and Design Supporting Statement has been prepared in support of a Planning Application for redevelopment of the open area of land at West Croft, Ratho. This Statement has been prepared by EMA Architects and Masterplanners on behalf of the landowner and applicant.

This document evaluates the site within its wider context and identifies key characteristics. The inspiration and vision of the design for proposals is described in the Design Response section.

The Statement considers the proposed development in the context of national planning policy and local design policies in the Local Development Plan.



EXISTING VIEW OF SITE, FROM UNION CANAL



VIEW FROM ACROSS THE UNION CANAL

WEST CROFT, RATHO

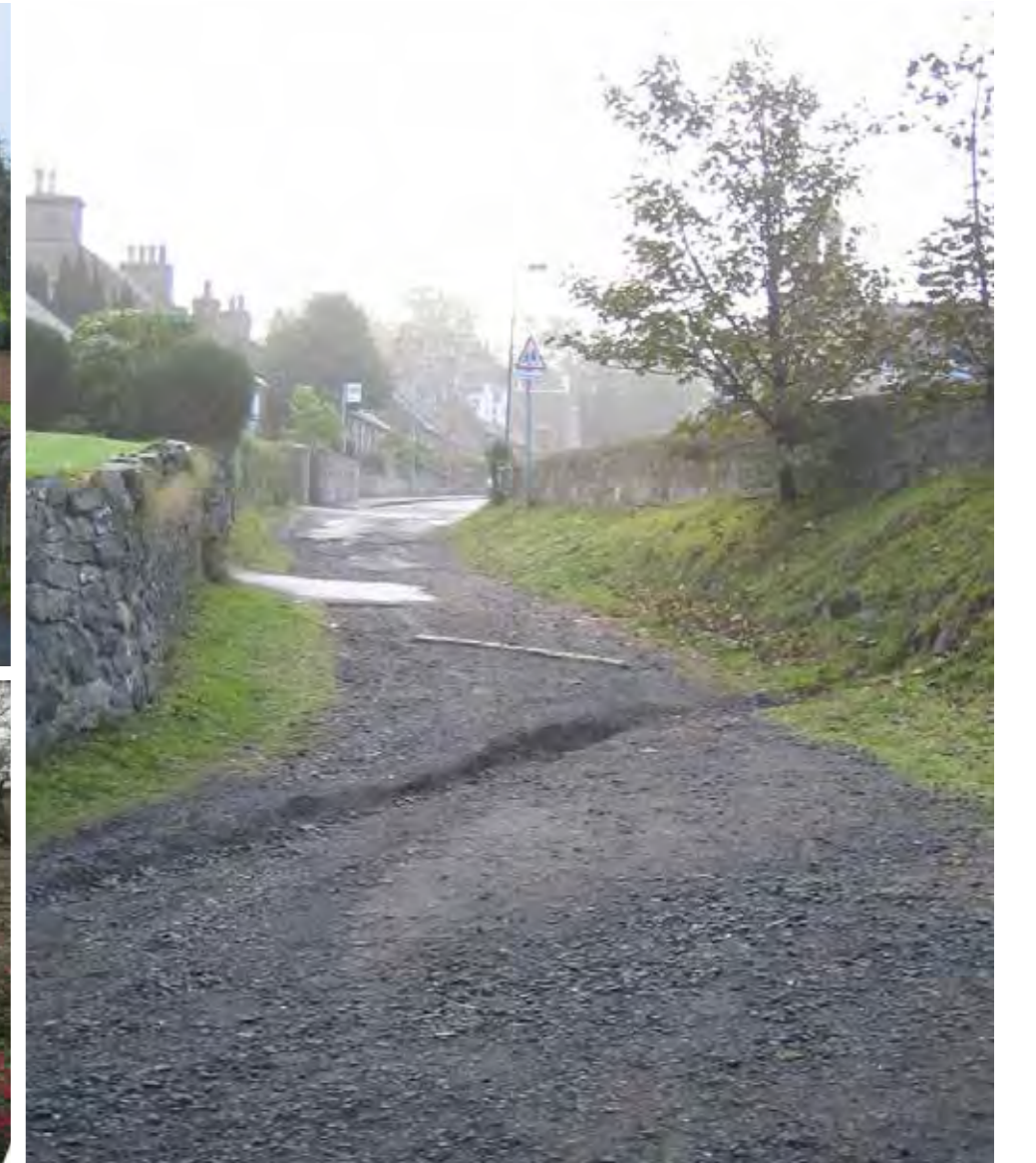
2.0 SITE DESCRIPTION



## 2.0 Site Description

The site has an area of approximately 0.3 Hectares is undeveloped with overgrown vegetation on it. There are no existing buildings on the site with only a ruinous stone rubble wall on the northern boundary. The site slopes slightly down towards the north (canal) and the east (West Croft).







# 3.0 PLANNING BACKGROUND



WEST CROFT, RATHO

### 3.0 Planning Background

#### Planning History

The site is located within the North West Proposal Map in The Edinburgh Local Development Plan. The site is directly adjacent to leisure / open space but is not used for this purpose due to its location, overgrown nature and ownership. The site has an existing Planning Consent for Dwelling Houses granted on 29 April 2014 - Application No 07/00442/FUL. Therefore the principle of residential development is established. It should be noted that the existing consent was restricted due to the limitations of the access from Baird Road. However a new access has now been secured from West Croft along with additional land to the east.



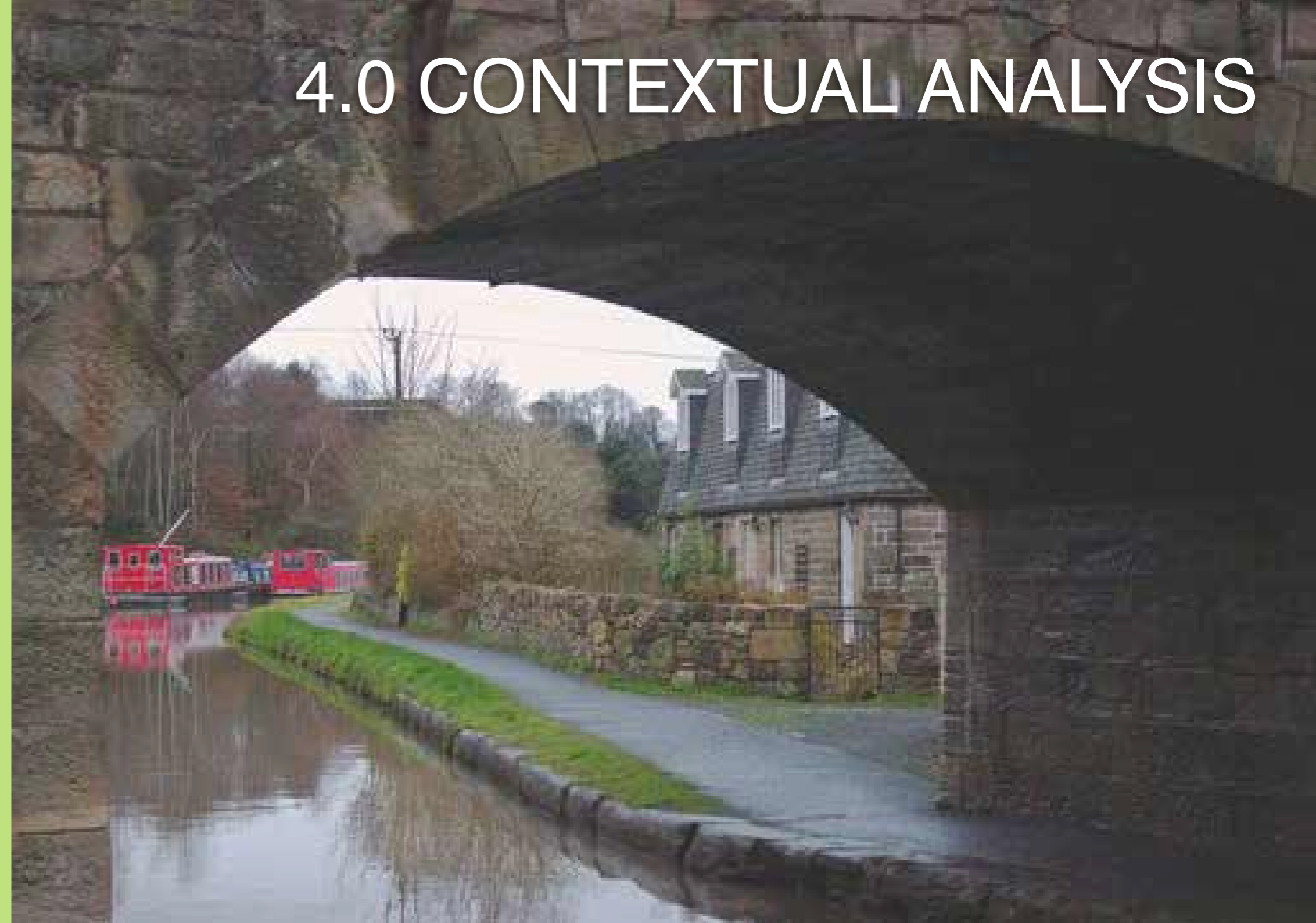
#### Principle of Future Development

The principle of development on the site is established with the consent granted for residential development in 2014. However due to issues with access from Baird Road the number of units was restricted. It is now possible, in terms of ownership to access the site from the existing residential street West Croft. This is an existing adopted 2 way road which is more than capable of accommodating additional dwellings. The site is currently disused, overgrown and occasionally used as a dumping ground for building materials and old tyres. There is an opportunity here to create a new development within an existing residential area which removes the possibility of dumping and anti-social behaviour and improves the footpath / cycle connection to the Union Canal.



# 4.0 CONTEXTUAL ANALYSIS

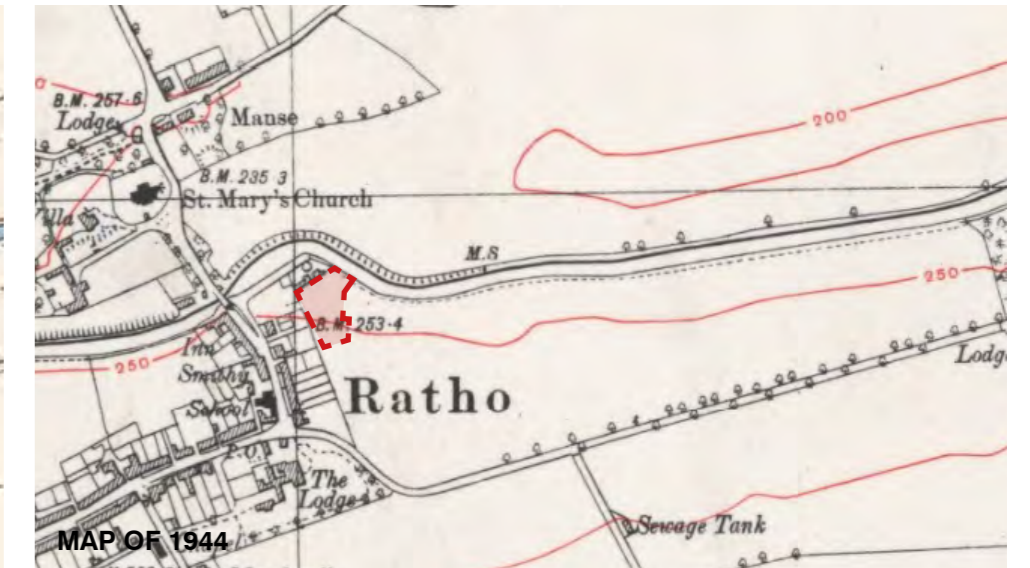
WEST CROFT, RATHO



## 4.0 Contextual Analysis

### History

The proposed development site is located in the Village of Ratho and sits within the Conservation Area. The Ratho Conservation Area Character Appraisal emphasises the strong representation of vernacular development within the village core. The predominant building form of small-scale vernacular cottages providing a unified character, the consistency in the use of traditional building materials, the uncluttered streetscape and the prevalence of residential use.



## CONTEXTUAL ANALYSIS

### Context

The site is a short walk from the Main Street with very good access to local shops and amenities as well as the public transport network.

The development site sits within a built up residential area with its principal frontage overlooking the Union Canal which runs east-west through the Village. This site is sandwiched between the gable of existing 2 storey housing to the east and rear gardens of single storey houses to the west. To the south is a large area of amenity space in the form of recreation playing fields. A small area of vacant land sits to the north-between the site and the Union Canal.



## CONSERVATION AREA

### Surrounding Heritage

Sitting on the edge of the Ratho Conservation Area and next to the Union Canal, a Scheduled Ancient Monument, there are strong influences on the redevelopment of this infill site.

With vernacular influences of steeply pitched roofs, vertically proportioned windows and the use of traditional materials of the historic core. Combined with the site's canal waterside frontage offer strong influences for the development of this site.

The Character Appraisal identifies the following essential characteristics:

- Fits well into its landscape setting
- Built form reflects the essence of the original settlement pattern
- Predominantly a linear form
- Scale is essentially domestic and intimate.
- Historic buildings form strong visual stops, landmarks, focal points and gateways.
- Powerful and clear divisions between town and country at the built-up edges.
- Union Canal provides both a definitional and unifying role.



The Canal and the Bridge Inn



Union Canal at Ratho



Moorings at Ratho



International Climbing Arena



Ratho Parish Church



International Climbing Arena



Ratho Parish Church

Character and Identity

The character of West Croft is defined by its historic location in the historic Village of Ratho, its waterfront context next to the Union Canal as well as more recent developments in the area.

Ratho's vernacular style of architecture provides a strong reference for the design of the new development. This should consider size, form, massing, proportion, scale and the use of a controlled palette of materials that characterise the area. However the site's key location next to the Union Canal offers the opportunity to influence and inform the style of architecture with particular elements including colour – a strong feature of waterfront buildings.



Canalside Sculpture at Ratho



Ratho Surgery / School Frontage



Ratho Library



International Climbing Arena



Ratho Main Street



Colourful canal huts



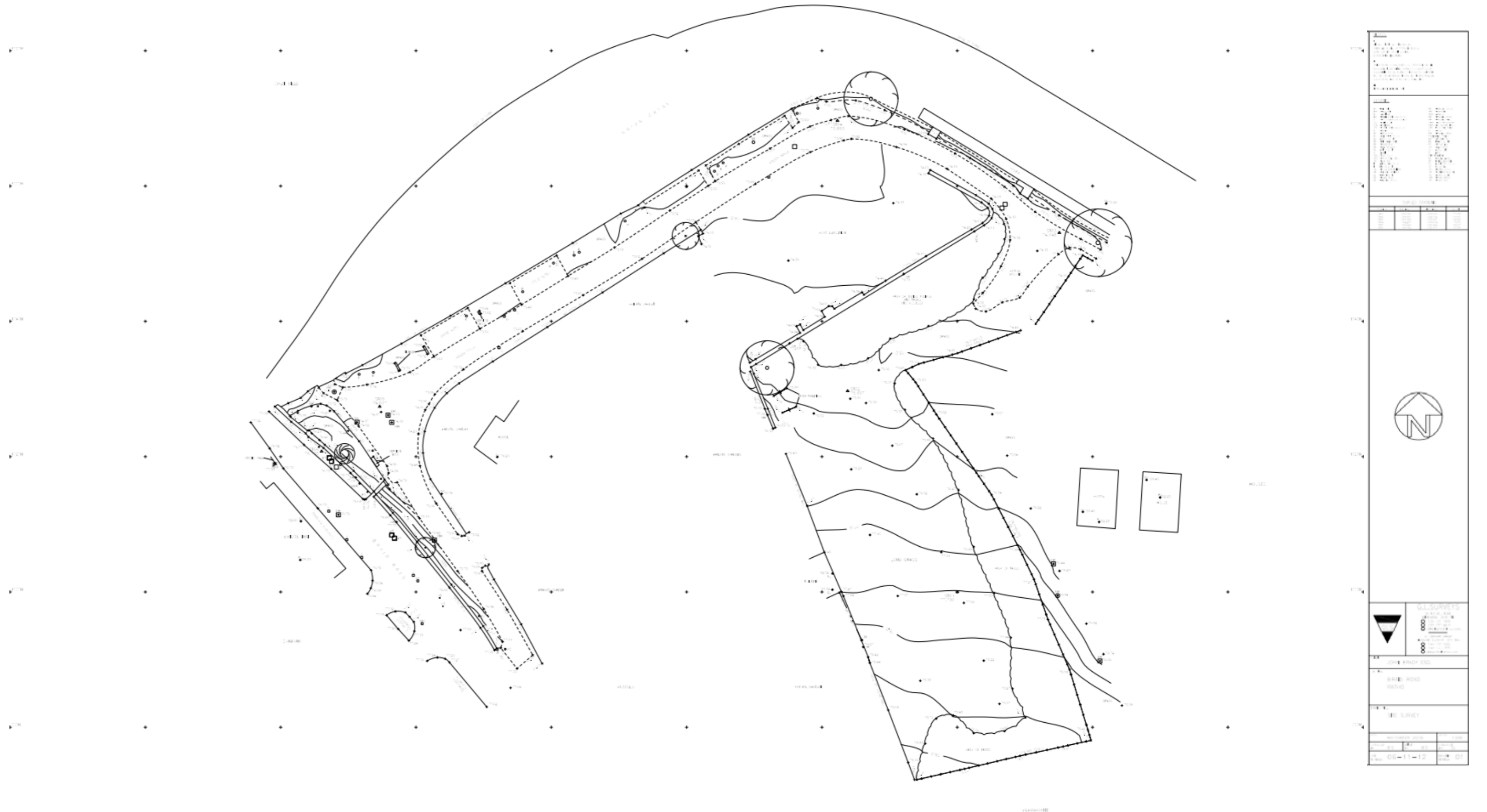
18th Century House, Ratho Main St

## CONTEXTUAL ANALYSIS

### Topography

The site is slightly elevated at the main access from West Croft which has been considered and incorporated into the access and roads design. Levels, falling northwards across the site towards the canal, have been considered in the design of the site.

The levels rise to approx. +78.0m in the south and +74.0m along the canal.








## CONTEXTUAL ANALYSIS

### Constraints and Opportunities

The site is subject to a number of constraints and opportunities which have informed the design development. This infill site is contained within its context by existing houses to the east in the form of a rendered gable which abuts this boundary. The back gardens of existing houses on Baird Road, sitting within the Conservation Area, adjoin the mutual western boundary. Leisure/open space provides an open outlook to the south. The northern boundary adjoins a vacant site which sits between the development site and the Union Canal. There are existing drainage runs across the site which will require detailed consideration as part of the development proposals.

There is opportunity for the built form to respond to West Croft and to the Union Canal—the site's principal frontage. This provides a key opportunity to seek inspiration from this waterfront location to both connect with the canal and to create the character of the development. This will also need to consider the historic context within Ratho.

There is a mix of building heights and silhouettes within the Conservation Area which enhance the general townscape whilst offering opportunity to embrace this variety.

-  POTENTIAL VIEWS
-  CONNECTIVITY
-  CANAL TOW PATH / CORE PATH






## CONTEXTUAL ANALYSIS

### Movement, Connections and Public Transport Network

The site is well connected with the existing surrounding road and footpath network providing access to the the centre of the village-a short distance away.

The site is close to the National Core Footpath for access to the wider countryside and beyond.

There is a good local bus service with routes providing regular services to Edinburgh and the national network. This includes a regular service to Edinburgh Airport offering air travel to national and international destinations.

-  M8 MOTOR WAY
-  BUS ROUTE
-  CANAL TOW PATH / CORE PATH



## CONTEXTUAL ANALYSIS

# 5.0 DESIGN AND POLICY GUIDANCE



WEST CROFT, RATHO

## 5.0 DESIGN AND POLICY GUIDANCE

### National Design Guidance

The Policy Statement for Scotland Designing Places identifies the components of the 'DesignTool Kit' and the sequence in which they are to be applied. Scottish Planning Policy and advice requires that land and resources should be used efficiently. The Scottish Government also places great emphasis on improving the design of all new developments to reflect the character of the area within which they are located, as well as creating mixed communities that are safer and more inclusive.

New residential developments should produce mixed communities where opportunities to live, work and socialise are located side by side. This is to be achieved at higher densities by designs that respond to the context and qualities of a site and its surroundings.

From this, positive relationships between buildings are to be created to produce a sense of place, identity and welcome, and to clearly define public from private space.

Designs are to provide spaces that are defined by buildings that reflect local architectural styles. The result is to be distinctive new places in which it is easy for people to find their way around. Such places must also be designed to a human scale, be resource efficient and adaptable.



Local Design Guidance

The Edinburgh Local Development Plan

Design Principles for New Development-these have been considered in the design development process. The Council encourages “innovation and well designed developments that relate sensitively to the existing quality and character of the local and wider environment, generate distinctiveness and a sense of place, and help build stronger communities. Applicable Policies - Des1:Design Quality and Context – Des 10:Waterside Developments.



Local Design Guidance

Edinburgh Design Guidance

The Design Guidance sets out the Councils expectations for the design of new developments in Edinburgh. This is set against the background of national policy such as Creating Places and Designing Streets which set out 6 qualities of successful places:

- Distinctive
- Safe and pleasant
- Easy to move around
- Welcoming
- Adaptable
- Resource efficient

The foreword of the guidance promotes new developments within the city with ‘quality in mind’, to create ‘developments we are proud of’ and which are ‘places in their own right’. The document also sets out the process including pre-application advice which we have taken and design review, which we have carried out. The document is split into 4 parts:

- Context, placemaking and design
- Designing places: buildings
- Designing places: landscape, bio-diversity and water
- Designing Streets

The design for West Croft Ratho takes cognisance of the principles of the Edinburgh Design Guidance and proposes a design which reflect the character and identity of the existing village whilst offering something different to the more traditional recent settlement expansions.



Edinburgh Design Guidance Designing Places / Creating Places

## Open Space policy / ENV18

Proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) there will be no significant impact on the quality or character of the local environment
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value and either
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space or
- e) the development is for a community purpose and the benefits to the local community outweigh the loss.

This policy aims to protect all open spaces, both public and privately owned, that contribute to the amenity of their surroundings and the city, provide or are capable of providing for the recreational needs of residents and visitors or are an integral part of the city's landscape and townscape character and its biodiversity. The Council will only support development on open space in exceptional circumstances, where the loss would not result in detriment to the overall network and to open space provision in the locality. Such circumstances tend to exist where large areas of residential amenity space have been provided without a clear purpose or sense of ownership. The Council's Open Space Strategy sets the standards to be met for open space provision across Edinburgh and will be used to assess whether there is an over provision of open space in the immediate area (criterion b). To accord with criterion d, proposals for alternative provision or improvements to open space should normally address an identified action in the Open Space Strategy.

In response:

1. The land is not public open space and is not used for any activities other than a short cut through an overgrown site which is often used for fly tipping. The landowner has previously attempted to restrict access to prevent this activity with limited success. This is an opportunity to formalise the footpath / cycle connection and also create something on the site which fits in rather than detracts from the attractive surrounding area.
2. The site is subject to an existing planning consent which could be implemented immediately with no further application. The current proposal represents a significant improvement on the previous approved development in terms of layout and design.
3. Even if the local authority were minded to consider the site as open space as per the above, it can be demonstrated that:
  - a. there will be no significant impact on the quality or character of the surrounding area as nobody uses the site as open space as it is overgrown and used for fly tipping.
  - b. the site is a small part of a wider network of open space including the canal, adjacent playing fields, kick pitch, community woodland, play parks and amenity space within Ratho.
  - c. there is currently an adequate amount of open space within Ratho
  - d. there will be no detrimental impact to the wider network including its continuity or biodiversity value



# 65

2008 PLANNING AND OPEN SPACE



# 6.0 DESIGN RESPONSE

WEST CROFT, RATHO



## Design Concept

The design concept seeks to respond to the site's context within the Ratho Conservation Area and to its existing location next to the Union Canal. The design seeks to deliver a built form which sits comfortably within the existing residential neighbourhood and to reinforce the existing streetscape. The site is currently undeveloped with overgrown vegetation which detracts from the quality of this setting. Given the site's waterfront location within the Conservation Area it represents a residential opportunity to create an exciting place to live. The design should respect its historic context and character to create a positive contribution to the area and response to the Union Canal.

The key design principles are:

- 1 A design which compliments the traditional character of its context and reflects the gables of West Croft
- 2 A design which is inspired by and responds to this waterfront opportunity on the Union Canal.
- 3 The proposals should contribute to the regeneration and general improvement of the historic village core.
- 4 Consider and respect the amenity of neighbouring properties.
- 5 Attention to design detail which respects the size, scale, form and proportion of its surroundings.
- 6 Selection of a limited palette of materials which reference existing buildings for their application and detail.
- 7 Provide residents parking for cars and bicycles within the new development..
- 8 Provide much needed residential accommodation in an area suited to this type of development
- 9 Provide formal footpath / cycle connection through the site to the Union Canal





## Design Proposals

The site is defined by its irregular plan shape, the constrained nature of its context-combined with access and existing drainage infrastructure considerations. This has influenced the design and development form of the buildings on the site.

The proposed new site access is taken from West Croft to the proposed shared surfaces and court within the development-providing pedestrian focused street design. This is a significant improvement on the previous access from Baird Road. The existing below ground drainage will be re-aligned to create defined development zones within the site.

The site falls within two character areas. The southern area which sits within the historic context and the northern area defined by its waterfront context-overlooking the Union Canal.

- Historic Context - proposes a linear terrace, running north to south, of 2 storey houses responding to West Croft creating a new frontage to the existing street. Private rear gardens will share the western boundary with existing houses on Baird Road.
- Waterfront Context - a linear terrace, running east to west, of 3 storey town houses responding to the Union Canal-optimising the outlook of this key opportunity

## Access

The access for the previously approved houses was from Baird Road. Although a transport statement was prepared and submitted in support of this application the geometry and sightlines at the junction opposite the Bridge Inn was not ideal. It was difficult for vehicles approaching from across the bridge in the north to manoeuvre into the road adjacent to the canal. However the new design proposes access from the adopted road at West Croft which is an existing adopted residential street. The existing road comprises 2 lanes so vehicles can pass each other easily and has no issues with sightlines or junctions unlike the Baird Road solution. The existing road is also capable of accommodating 11 new dwellings. A turning area is provided within the new site capable of accommodating the relevant refuse and recycling vehicles. The road within the site could be considered as appropriate for adoption by the local authority.



## DESIGN RESPONSE

### Height and Massing

The height, form and scale of the proposed buildings have been developed in response to the surrounding context. The Ratho Conservation Area is defined by a mix of buildings of varying heights which enhance the general townscape value of the village. The proposed simple gable form and scale of the proposed dwellings maintain the character set by buildings in the area. The terraced houses within the Historic Context are proposed at 2 storeys with steeply pitched roofs. The town houses, within the Waterfront Context, are proposed at 3 storeys with steeply pitched roofs-creating a positive presence in this key location overlooking the canal.

### Conservation Area

The design has been developed to take cognisance of the Ratho Conservation Area Character Appraisal. In particular the appraisal notes that the adjacent playing fields play an important part in 'separating the historic core from the modern suburban housing.' The playing fields are part of the wider green network within Ratho and will remain unaffected.

Other elements of the design which satisfy the requirements of the Character Appraisal are:

The built form will reflect that of the original settlement pattern

The layout is predominantly a linear form

The scale is domestic and intimate

The buildings form visual stops

The Union Canal provides a definitional and unifying role

The character appraisal also identifies pitched roofs, minimal front gardens and an uncluttered streetscape all of which are features of the proposed design for West Croft.



## DESIGN RESPONSE

### Architecture and Materials

A consistent approach has been taken with the form and mass of the proposed dwellings with strong gable forms and steeply pitched roofs-characteristics of the conservation area. Whilst the proposed buildings will respect the context a limited palette of materials will reflect the Character Areas identified. Facing brick will be the principle exterior finish for the houses in the Traditional Context- sympathetic in colour and tone to its surroundings. The houses in the Waterfront Context are inspired by canal and coastal architecture with timber cladding and colour to reflect and define this key waterfront location. High performance standing zinc roofing panels, energy efficient timber windows and screens, are proposed to unify the elevational approach and to respect the location in the conservation area.

The proposed detailing and form is simple and the architecture informed by the massing and scale of the surrounding context. The buildings will respect traditional qualities of form and proportion but will combine with contemporary detailing to reflect the 21st century construction techniques.

### Daylight and Overshadowing

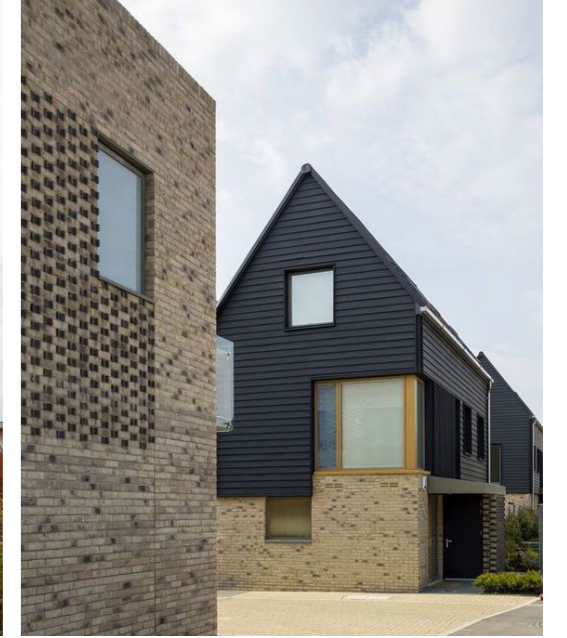
The sections demonstrate that the new houses are fully compliant with the requirements of the Edinburgh Design Guidance in terms of daylight and overshadowing. The houses are sandwiched between existing houses on Baird Road and West Croft and there is no development to the north which could be affected by reduction in sunlight or daylight to garden areas.

### Inclusive Design

The development will be in accordance with PAN 78 on inclusive design and current building regulations on accessibility. Due to the site's central location, within Ratho, good access is provided to local facilities and the public transport network.

### Refuse + Recycling

The proposals include allocated storage space for refuse and recycling with easy access to dwellings. This is close to the site access at West Croft, within the required distance, for collection by the local authority.



## DESIGN RESPONSE

### Sustainability

As a new development within an existing settlement such as Ratho there is an opportunity to create a new sustainable residential development. The design has been produced with a focus on sustainability to ensure that the layout and design meet the needs and expectations of the Scottish Government in reducing carbon footprints and optimising resources.

The layout has been designed to ensure permeability for pedestrians along the shared surface and footpath to the canal edge. The housing proposed also offers an alternative to the more traditional houses within recent surrounding settlement expansions. This should help to ensure the continuation of a varied and diverse community structure within Ratho.

The development is close to local amenities and the existing road and public transport network. It will also make a positive contribution to the local pedestrian and cycle network with increased connection to the Union Canal and through the site to the existing surrounding residential areas.

The proposal adopts a fabric first approach to sustainability which involves meeting the required carbon reduction by increasing the thermal performance and minimising air infiltration. The new houses will also benefit from high specification heating systems, boilers and materials to ensure they achieve the relevant criteria for carbon reduction. Both brick and timber are considered as sustainable and renewable building materials.



## DESIGN RESPONSE

### Conclusion

The proposals represent an excellent opportunity to develop this vacant infill site and to create a positive contribution in this historic context. The proposed waterfront inspired buildings will enhance the site's frontage to the Union Canal and fit well into its village context. This will provide much needed sustainable housing in an established residential community.

In summary the new development will:

Create a new housing development in an existing residential area on a site which already has planning consent

Create a new contemporary design which will help to reinforce the unique characteristics of the conservation area and the sites location adjacent to the Union Canal

Provide an opportunity to tidy up a redundant site which is overgrown, used for fly-tipping and is a focus for anti-social behaviour

Provide new cycleway and footpath connections to the canal from existing residential areas

Provide much needed family homes offering something different than other recent developments around Ratho



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