



## To Icen Projects Ltd

### Friends of Cammo: Comments on 2020 Proposal for West Craigs North

These comments from Friends of Cammo are in response to the additional online consultation, communicated to us by email on 26 October 2020, and from viewing the consultation website [www.westcraignorth.co.uk](http://www.westcraignorth.co.uk). They are further to the comments submitted by us on 6 August 2019 and 14 December 2018, both copied below, and should be taken in conjunction with them.

Since the previous consultation for the site, Edinburgh's City Plan 2030 has considered potential sites for development, and concluded (as in the previous Local Development Plan) for Cammo Southern Parkland (which includes this site) "The site is not suitable for development due to its poor community infrastructure capacity, poor public transport accessibility, prominent landscape character and contribution to the backdrop of existing housing allocations and strategic green network."

Friends of Cammo still strongly opposes any development on this site north of Craigs Road, for the reasons given in our earlier comments. Our main concern is that this prominent site affects the setting for Cammo Estate and the associated Water Tower and Mauseley Hill.

We note that the scope of the latest proposals excludes the former recycling site and the large triangle of land north of the roundabout, but this just seems to be a presentational change as the previous proposals did not include any plans for these areas. The proposal still seems to be for a purely residential development, not the mixed use implied by the original PAN.

The latest proposal includes a larger area of open space in the northern part of the site, closest to Mauseley Hill, part of the historic area of Cammo Estate. The purpose of this open space is not described. It might help to form a buffer between the development and the historic Cammo Estate, but the limited number of trees indicated would not screen the development.

We also have an interest in Cammo Walk, which is intended to provide a walking/cycling corridor to Cammo Estate. Your latest proposal shows a change to the alignment of the southern part of Cammo Walk, from just north of the roundabout to Craigs Road, with the area between Cammo Walk and Maybury Road shown as greenspace with trees. This is a similar amount of greenspace to the previous proposal, which did not move Cammo Walk but had greenspace with trees on both sides. We agree that having greenspace there is desirable, rather than have housing next to Maybury Road as in the Cammo Meadows development, but it is doubtful that moving Cammo Walk closer to the new housing would be desirable for a walking/cycling corridor.

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8<sup>th</sup> November 2020

**To Icen Projects Ltd**

**Friends of Cammo**

**Further Comments on Proposal for Development North of Craigs Road**

These comments from Friends of Cammo are in response to the additional public consultation event on 2 May 2019 and the copy of the display boards sent on 3 June. They are further to those submitted on 14 December 2018, in response to the initial public consultation, and should be taken in conjunction with them.

The only new information in the second consultation was a board showing a possible housing layout for the part of the site not owned by others, with road access to the existing roundabout on Maybury Road (and no road access to Craigs Road). It did not specify the numbers, types and heights of housing.

This additional information did not in any way reduce our concerns about the proposal. The housing would have a detrimental impact on views to and from Cammo Estate and the area surrounding the Water Tower, adversely affecting Cammo Estate's setting in the surrounding landscape. The lack of plans for the areas in other ownerships makes it difficult to judge the cumulative impact, but development of the field next Maybury Road would close off the only remaining views from Maybury Road left after the Cammo Fields development (HSG20).

Limiting the site to housing with no shops or community facilities would be likely to increase road traffic to and from the site and further add to traffic congestion. The choice of linking to the roundabout may be a good choice in isolation, but when taken together with the Council planners' insistence that the Turnhouse site and airport freight use Craigs Road, this site adding to the traffic at a second junction nearby would add to the risk of queues between the junctions. Adding to the congestion on Maybury Road would affect Cammo Estate by encouraging rat-running on narrow roads beside the Estate.

Friends of Cammo still strongly opposes any development on this site north of Craigs Road.

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6<sup>th</sup> August 2019

## To Icen Projects Ltd

### Friends of Cammo – Comments on Proposal for Development North of Craigs Road

These comments are on behalf of Friends of Cammo, Scottish Charity SC033394. Our membership comprises around 170 households, many living near Cammo Estate, but some from further afield. Our remit is to preserve and enhance the amenity of Cammo Estate for the benefit of the public, taking into account scenic, historical, architectural, landscape and ecological aspects. We have an interest in the whole area historically covered by Cammo Estate, but the portion containing Mauseley Hill, Water Tower, Portugal Garden and surrounding fields was separated from the rest of the Estate in 1896, is privately owned, and not currently managed in the same way as the rest of the historic Estate for environmental and public benefit. Cammo Estate's 18th century designed landscape is an important element in the landscape of West Edinburgh and is identified in the Council's Environmental Report as a 'Historic Garden and Designed Landscape'. Its setting in the surrounding landscape is part of this importance. Our remit, and hence our desired engagement, is focused on matters that directly or indirectly affect Cammo Estate.

Although no details are given for the proposed development north of Craigs Road, any development at that location would have a major detrimental impact on views to and from Cammo Estate and the area surrounding the Water Tower. It would adversely affect Cammo's setting in the surrounding landscape and close off the only views from Maybury Road left after the proposed developments at Cammo Fields (HSG20) and Turnhouse and West Craigs (HSG19). In the Environmental Assessment for the LDP, the proposed site forms part of the area labelled Cammo Southern Parkland, along with the area containing the Water Tower and Mauseley Hill. The Assessment states "Site forms part of elevated ridge running between Lennie Hill and West Craigs, where additional height of development would be conspicuous in views from wider area. Site is an integral component of the Cammo Inventory Site, which contributes to character and interest of the city's landscape and is experienced by high numbers of people engaged in recreation." For this and other reasons, the Assessment concluded that it was not suitable for development.

Other potential adverse effects on Cammo Estate would be cumulative with the impacts from HSG19 and HSG20, considered in more detail below:

- a) Increased traffic, causing delays in access to/from Cammo, and more rat-running on Cammo Road and Cammo Walk.
- b) Increased visits to Cammo Estate, putting pressure on infrastructure.
- c) Impacts on wildlife habitat.

For these reasons, Friends of Cammo strongly opposes any development on this site north of Craigs Road.

#### **a) Roads and Traffic**

We are concerned about increased traffic from the housing developments, causing delays in access to/from Cammo Estate, and more rat-running on the narrow roads (Cammo Road and Cammo Walk) passing Cammo Estate.

The proposed developments will add to traffic volumes, congestion and delays on Maybury Road. Maybury Road is already severely congested most weekdays during morning and evening peak periods, as it forms a main link between the west (M8, M9) and north Edinburgh, west Edinburgh and the A90 to Fife. The increased traffic and proposed mitigation measures (e.g. light controlled junctions / crossings) will contribute to traffic congestion and delays, mainly affecting through traffic and local residents, but also affecting visitors to Cammo Estate.

There is a fundamental clash between the desire in the LDP to domesticate Maybury Road (through housing developments) and its continuing use as the main connection between North Edinburgh and the airport/M8/M9 (and also as a route between West Edinburgh and the Forth Road Bridge / Queensferry Crossing). We are not convinced that any improvements to the junction layouts and signals at Barnton and Maybury will be sufficient to avoid severe congestion when pressures are added from developments along the Maybury road especially when combined with other developments proposed for NW Edinburgh and Queensferry. More proactive planning of roads and public transport in NW Edinburgh is essential before agreeing to further developments.

There is no indication in the plans for north of Craigs Road what would happen to the part of Cammo Walk running through the site; the future status of Cammo Walk between the Cammo Estate car park and Craigs Road is also unclear in the LDP. We are concerned that Cammo Walk and the narrow part of Cammo Road leading past Leny to Turnhouse will increasingly become traffic rat-runs to avoid congestion on the Maybury Road, posing environmental and safety issues for local residents, visitors to Cammo Estate and users of the River Almond Walkway. We think that further thought needs to be given to the future of these roads, for use by local residents and to provide access to/from Cammo Estate, while avoiding rat-running by through traffic.

### **b) Increased visits to Cammo Estate**

The proposed housing at the site north of Craigs Road, added to developments at Cammo fields and Maybury will generate increased visits to Cammo Estate, for dog walking and other recreation. This will require increased infrastructure within Cammo Estate. We would hope that most from the closest developments would travel on foot, but our visitor surveys show that many local visitors come by car, so adding to the parking pressure around Cammo Estate. Further thought needs to be given on how best to provide access to/from Cammo Estate by car, cycle and on foot.

### **c) Impacts on wildlife habitat**

The loss of open land resulting from the proposed developments will affect the wildlife habitats and biodiversity of these areas and of Cammo Estate and its environs.

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14 December 2018