

STRAITON ROAD, MIDLOTHIAN

WELCOME



Welcome to this public exhibition for a proposed mixed use commercial and residential development on land west of Straiton Road in Midlothian.

This exhibition follows the submission of a Proposal of Application Notice (PAN) by Allanvale and Cala Management Ltd (the Applicants) to Midlothian Council on the 11th November 2024 (Planning Portal ref: 24/00752/PAC).

In accordance with the Planning Regulations there will be a minimum of two public exhibitions carried out in relation to the proposed development of the site. The second event will be held on Wednesday 12th March at Loanhead Leisure Centre between the hours of 4pm and 8pm. The Applicant is also hosting an online public consultation website which will be available to view throughout the pre-application process.

The purpose of these exhibitions is to allow the local community an opportunity to ask questions, engage and comment on the emerging proposals for the site, either through the exhibition today, or via the provided alternative methods following the conclusion of this exhibition. Members of the design team are in attendance at the events to talk you through the proposals and answer any questions you may have.

What's being proposed ?

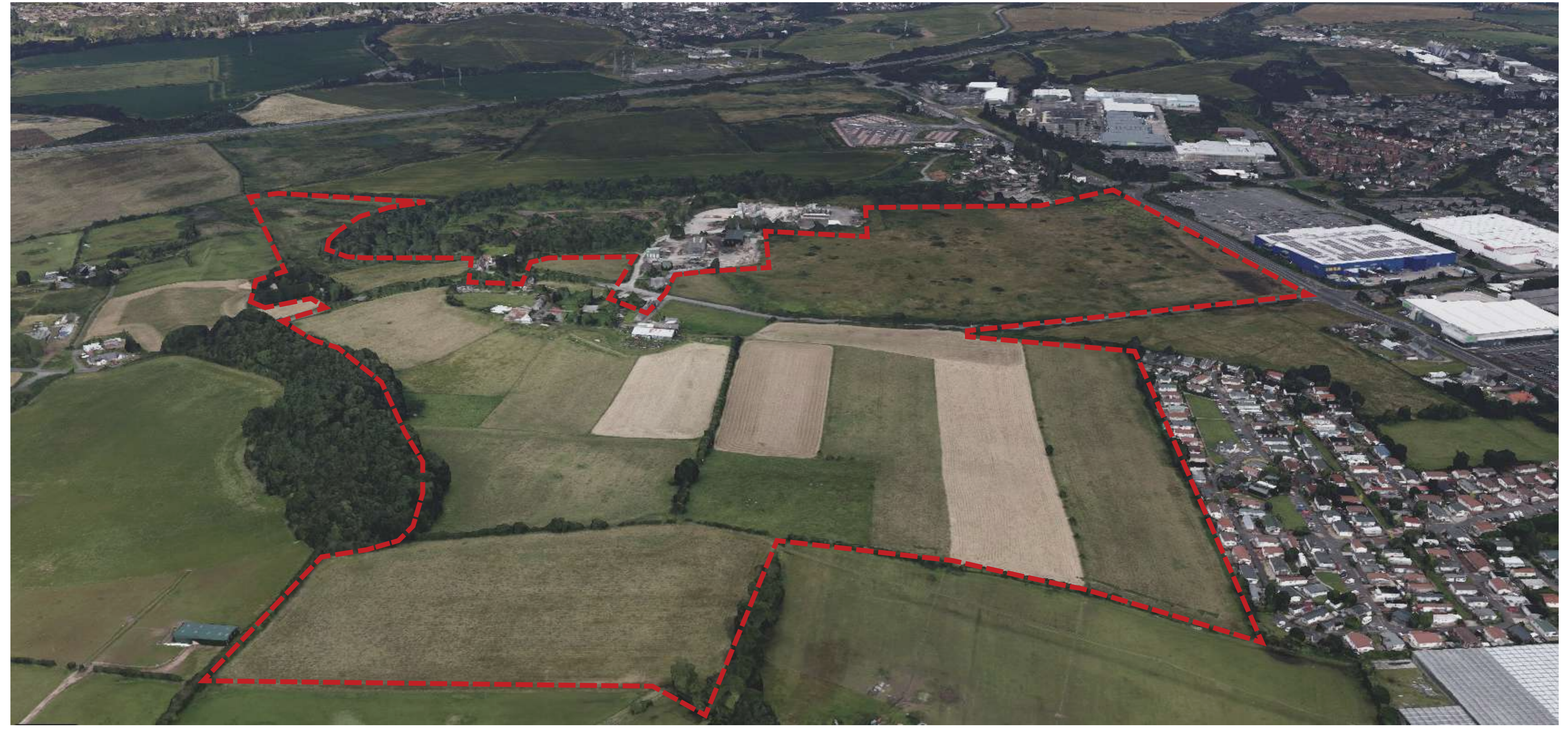
The proposals are for a mixed-use development with a range of employment and residential uses. It is our intention to create a new sustainable community on the west edge of Straiton that will provide employment opportunities alongside a place to stay, which will both compliment, and benefit from, the existing surroundings and infrastructure. The commercial uses will be centred on the land to the east of Old Pentland Road, the site can accommodate a wide range of employment generating uses such as retail, leisure and light industry/storage and distribution. The final mix of uses will be determined as proposals advance reflecting market testing and engagement with the community and other stakeholders. The residential development, which occupies the land to the west of the Old Pentland Road, is for around 350 to 400 residential units including affordable housing.

Site Location and History

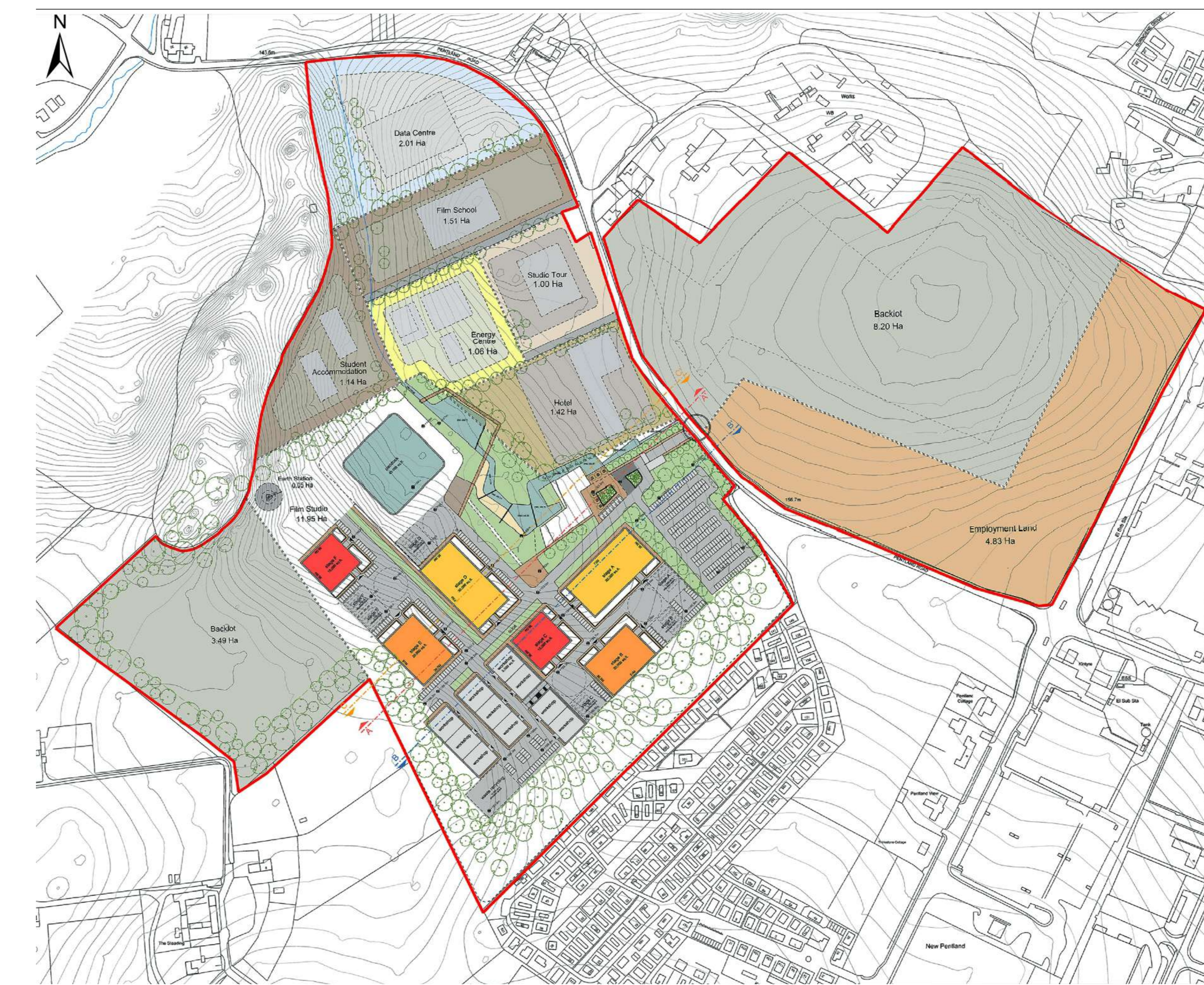
The site is located to the west of Straiton Road (A701) adjacent to the Ikea, Costco, ASDA and the new Aldi retail units. The site is dissected by Old Pentland Road, and extends to circa 36 Hectares (89 Acres or thereby), occupying the same area of land previously associated with the unrealised Scottish International Film Studio. The proposed land use under this proposal is for a mixed use development, with commercial activities to the east of Old Pentland Road and residential on the land to the west. The site is in close walking distance to the aforementioned local amenities and to the public transport services which run along the length of Straiton Road. The site has a rolling topography with outward views towards the Pentland Hills beyond the Cameron Wood. Part of the site is currently in agricultural use, whereas others parks are overgrown and unused. There is a history of mine workings in certain areas to the west and a history of landfill in certain areas to the east.

Who are we ?

ALLANVALE have extensive residential and commercial development experience with a reputation for delivering development land through the planning process through to construction on site. With over 20 years of individual experience in the land and property sector, Allanvale have a proven track record in the delivery of strategic land and detailed planning consents. CALA has a heritage stretching back to 1875 and has been a premium national home builder for over 45 years. CALA developments can be found in prime locations throughout Scotland, the Southeast of England and the Midlands. CALA were awarded the HBF 5-star customer service rating again in 2023 with 96.4% of CALA customers replying "Yes" when asked "would you recommend your builder to a friend?" CALA have a long and successful history of building homes in Scotland and more importantly within the central belt, Lothians and Fife.



AERIAL PHOTOGRAPHY - THE PRINCIPAL DEVELOPMENT AREA (Approximate Red Line)

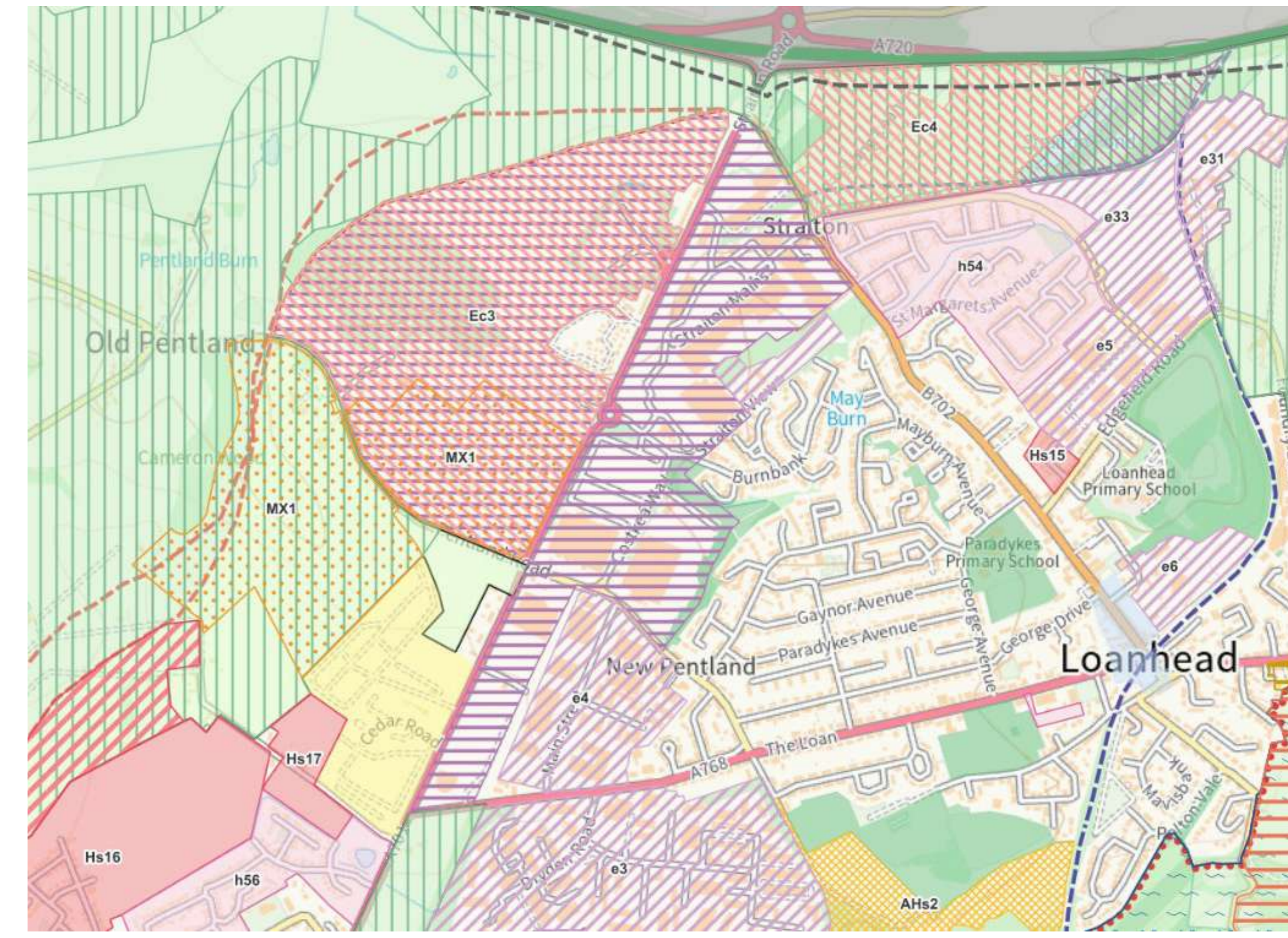


Planning Overview

The site is located to the south of the Edinburgh City Bypass in the Midlothian Council Local Authority area. It is located within the Damhead Community Council area, to the west of Loanhead and south of Straiton Junction.

The majority of the site is identified within the Midlothian Local Development Plan ('LDP') as being suitable for development, with an allocation in the LDP for a 'Proposed Film/TV Studio' (site ref: Mx1). This use was included within the LDP following approval of a planning application (ref: 15/00364/PPP) for a film studio, which was submitted by other parties in 2015 and was approved by the Scottish Government). However, this use is no longer proposed for this location. As such, our proposed development seeks to provide an alternative, deliverable mix of uses that will support the creation of a new neighbourhood which will provide an active and attractive gateway to Midlothian.

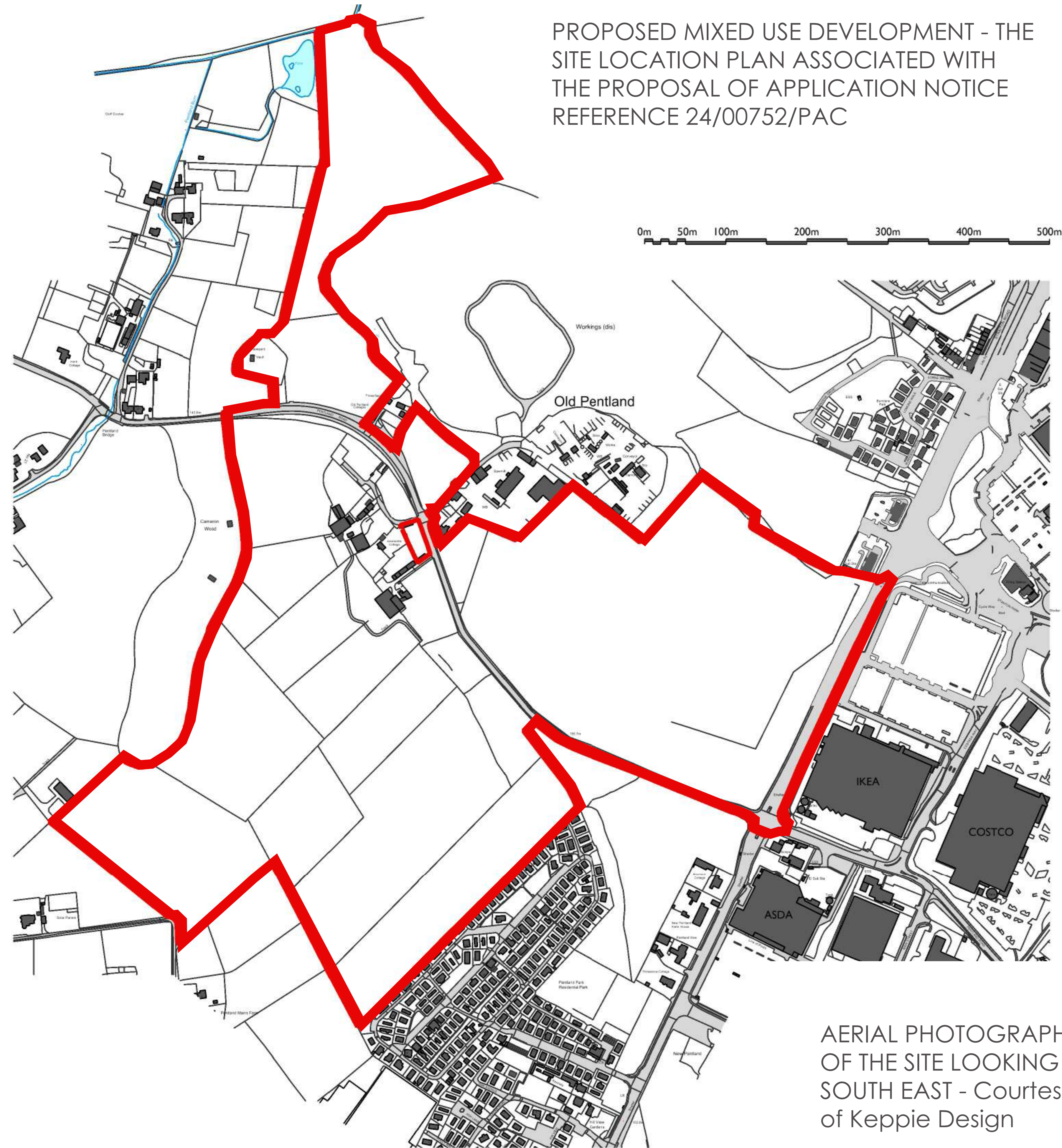
PREVIOUS UNREALISED FILM STUDIO PROPOSAL FOR THE SITE



EXTRACT FROM MIDLOTHIAN COUNCIL LOCAL DEVELOPMENT PLAN 2018

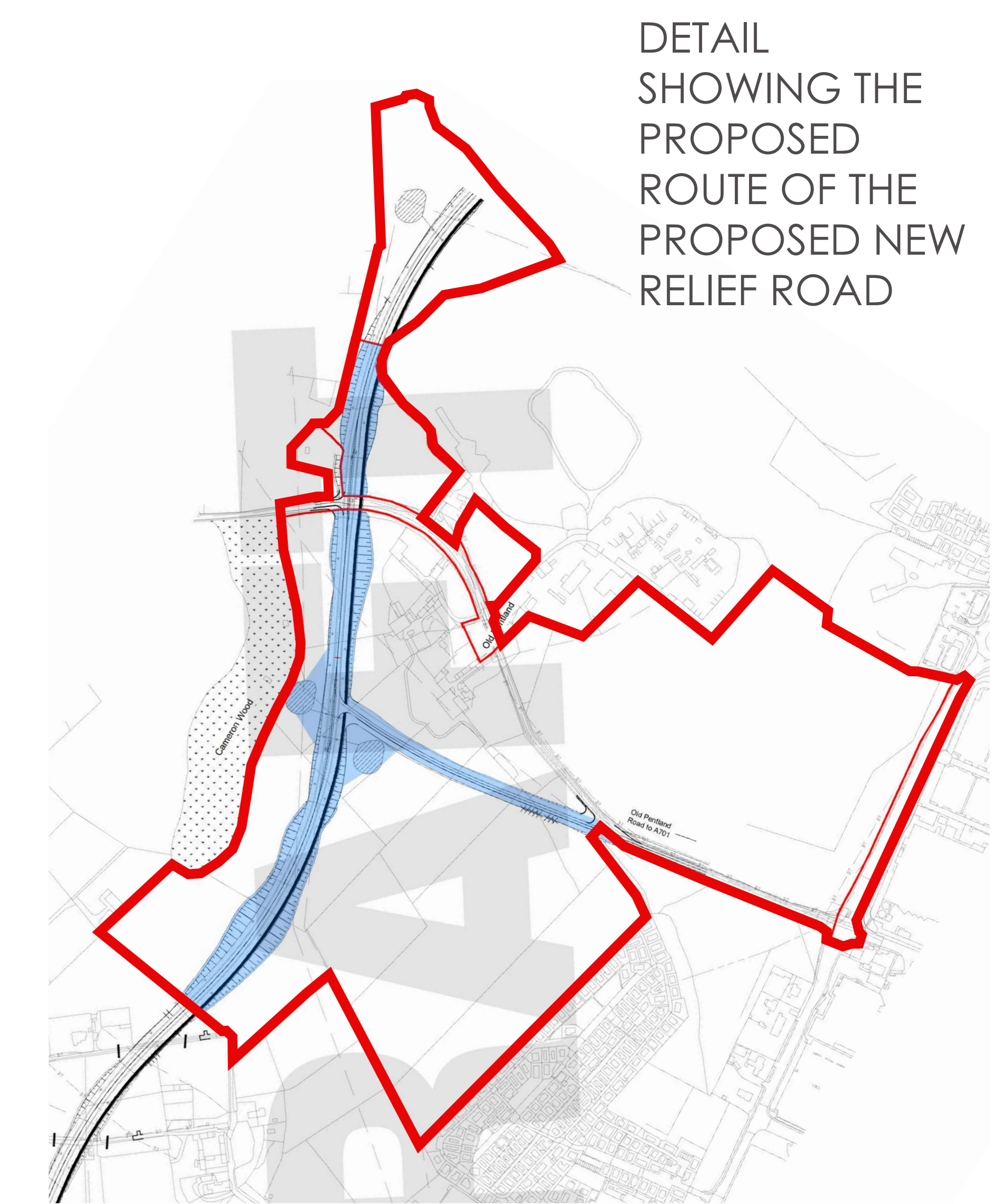
The LDP also allocates part of the site as an Employment allocation (ref: Ec3) for a new commercial Gateway to Midlothian ('Midlothian Gateway') and part of a wider allocation for the Location of New Retail and Commercial Leisure Facilities (linked to LDP Policy TCR2). The LDP identifies suitable uses within this area as potentially including retail, hotel, office, commercial leisure and housing.

Two safeguarded routes for the proposed A701 Relief Road (Straiton Relief Road) pass through the southern part of the site, with the adopted LDP detailing this under Policy TRAN 2, although the route has been updated by a preferred alignment being worked on by Midlothian Council. Part of the site to the south of Pentland Road is designated within the LDP as countryside (linked to Policy RD1 - Development in the Countryside) and is also identified as Prime Agricultural Land (linked to Policy ENV4).



PROPOSED MIXED USE DEVELOPMENT - THE SITE LOCATION PLAN ASSOCIATED WITH THE PROPOSAL OF APPLICATION NOTICE REFERENCE 24/00752/PAC

AERIAL PHOTOGRAPHY OF THE SITE LOOKING SOUTH EAST - Courtesy of Keppie Design



DETAIL SHOWING THE PROPOSED ROUTE OF THE PROPOSED NEW RELIEF ROAD

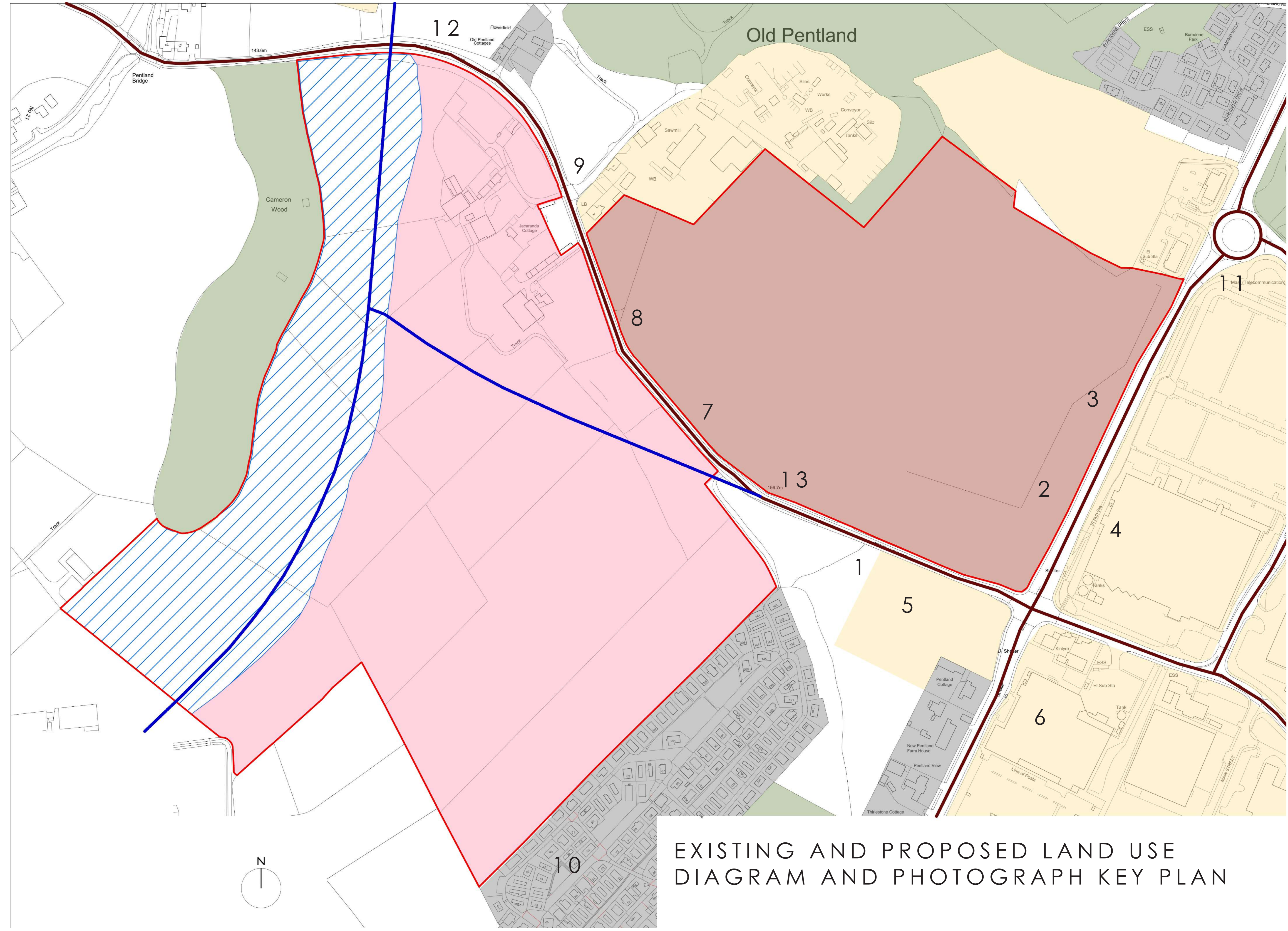
STRAITON ROAD, MIDLOTHIAN

DESIGN CONCEPT

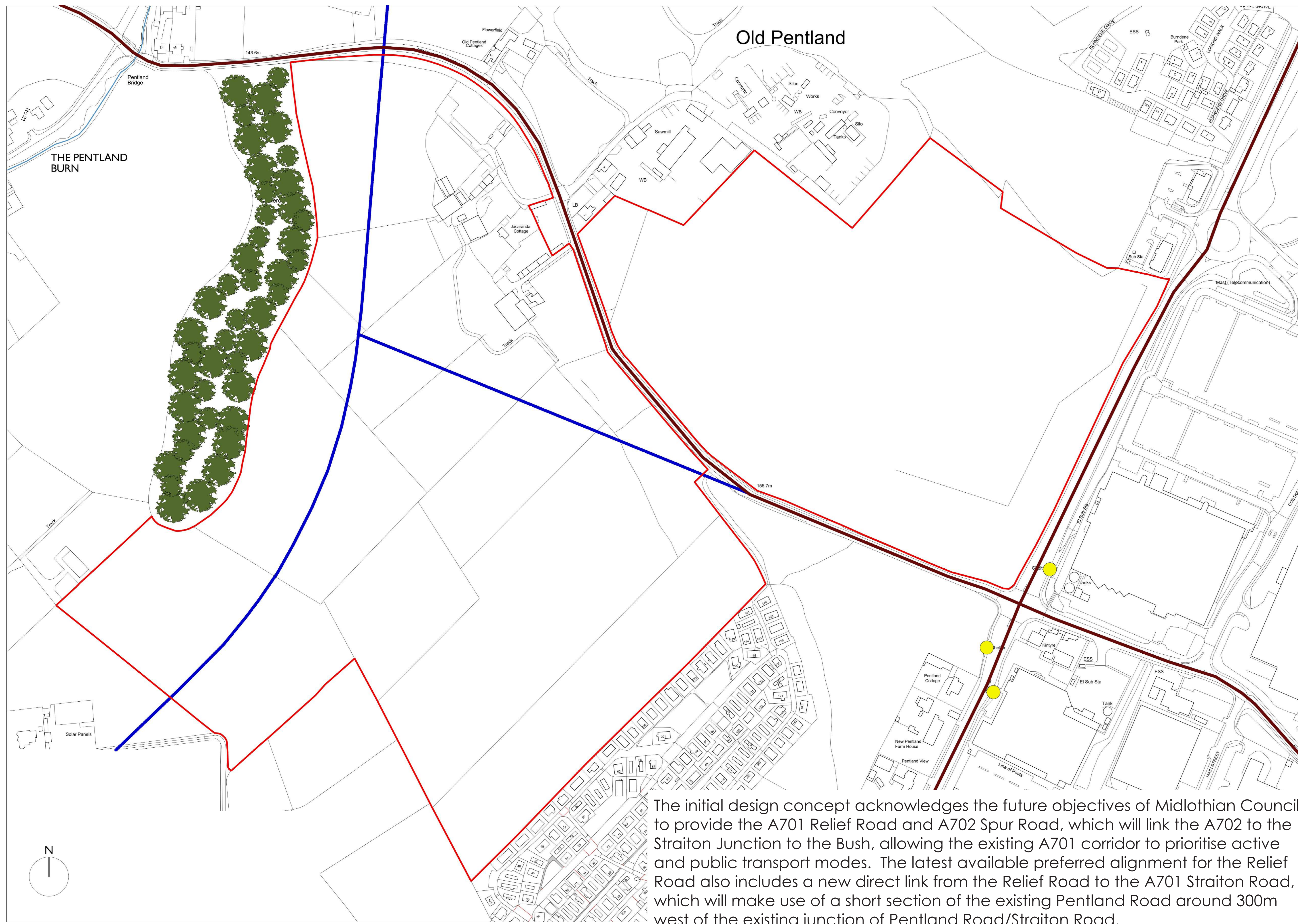


CONCEPT DIAGRAM SHOWING INDICATIVE SPINE ROAD. ALIGNMENT TO BE DETERMINED BY MIDLOTHIAN COUNCIL

- PROPOSED DEVELOPMENT SITE - RESIDENTIAL AREA
- PROPOSED DEVELOPMENT SITE - COMMERCIAL AREA
- EXISTING GREEN SPACES
- EXISTING COMMERCIAL / RETAIL
- EXISTING RESIDENTIAL
- EXISTING ROAD NETWORK
- INDICATIVE LINE OF RELIEF ROAD / ACTIVE TRAVEL ROUTE
- PROPOSED LAND FOR RELIEF ROAD AND INFRASTRUCTURE



EXISTING PHOTOGRAPHS - THE SITE AND SURROUNDING AREA

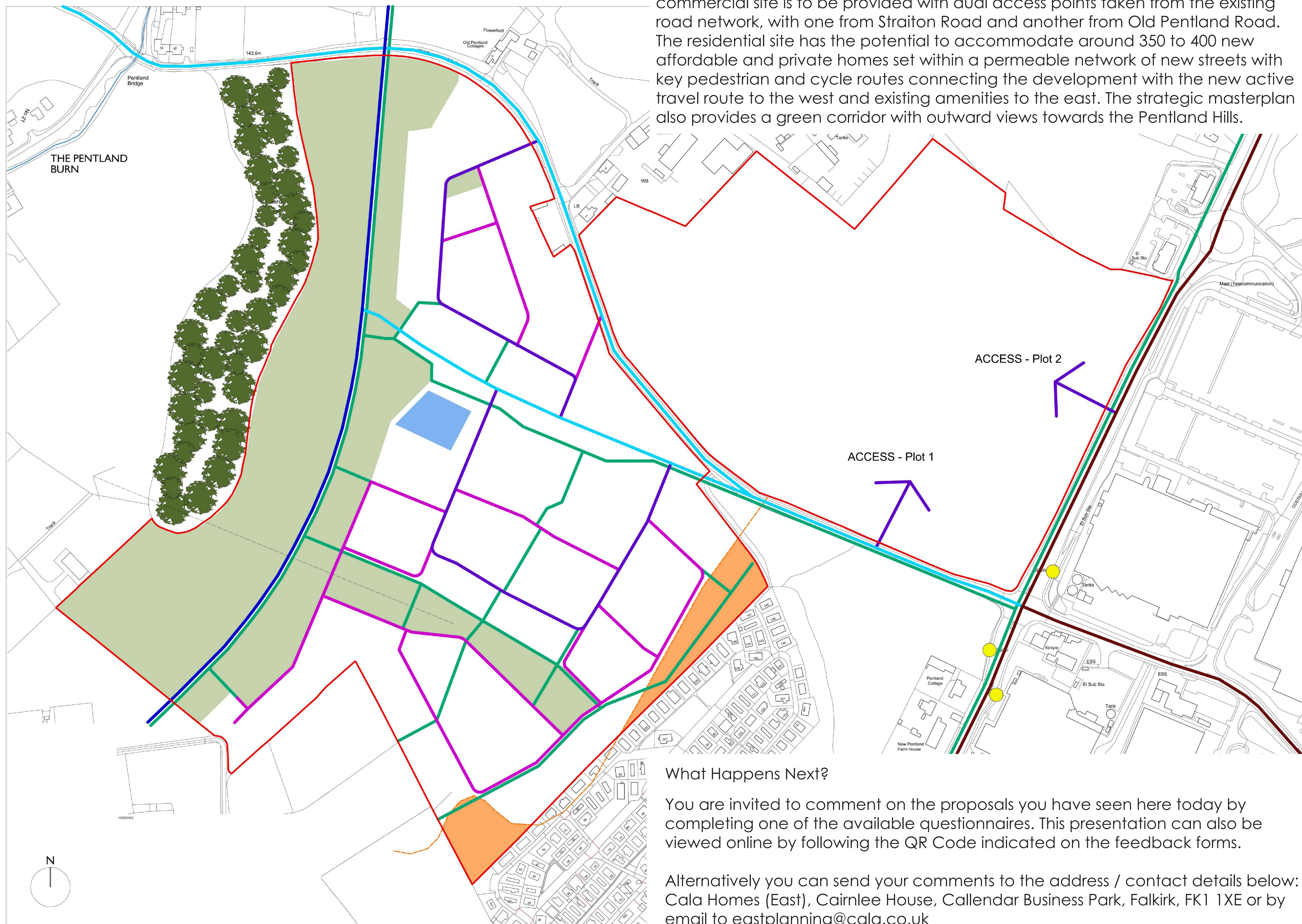
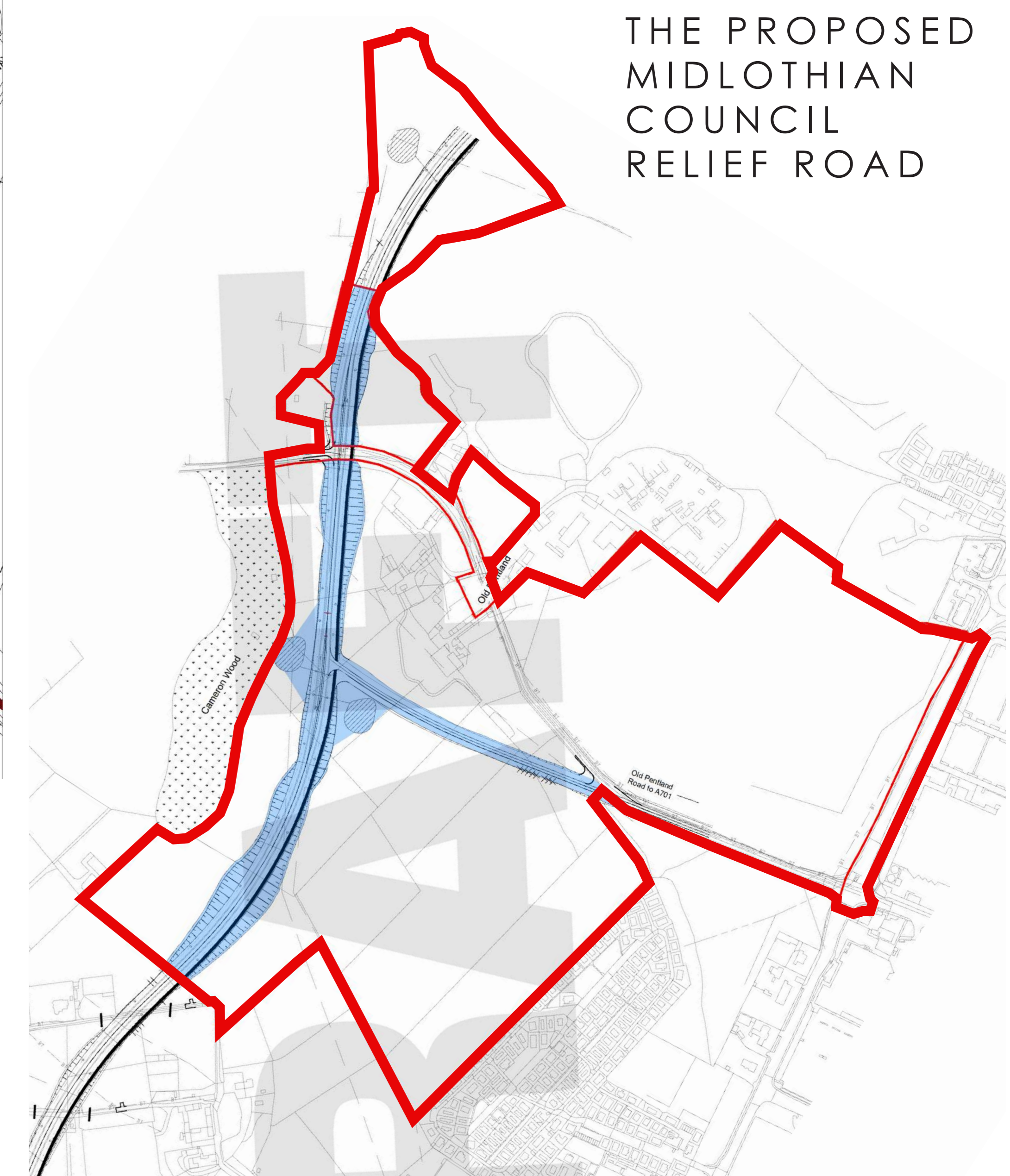


EXISTING SITE BLOCK PLAN

The initial design concept acknowledges the future objectives of Midlothian Council to provide the A701 Relief Road and A702 Spur Road, which will link the A702 to the Straiton Junction to the Bush, allowing the existing A701 corridor to prioritise active and public transport modes. The latest available preferred alignment for the Relief Road also includes a new direct link from the Relief Road to the A701 Straiton Road, which will make use of a short section of the existing Pentland Road around 300m west of the existing junction of Pentland Road/Straiton Road.

LEGEND

- DEVELOPMENT SITE BOUNDARY
- EXISTING PRIMARY ROAD NETWORK
- INDICATIVE LINE OF RELIEF ROAD / ACTIVE TRAVEL ROUTE BY MIDLOTHIAN COUNCIL
- EXISTING BUS STOPS
- EXISTING WOODLAND - CAMERON WOOD
- EXISTING WATERCOURSE - THE PENTLAND BURN



DRAFT STRATEGIC MASTERPLAN

With the overall development area dissected by Old Pentland Road, different land uses are proposed to the east (commercial) and to the west (residential). The commercial site is to be provided with dual access points taken from the existing road network, with one from Straiton Road and another from Old Pentland Road. The residential site has the potential to accommodate around 350 to 400 new affordable and private homes set within a permeable network of new streets with key pedestrian and cycle routes connecting the development with the new active travel route to the west and existing amenities to the east. The strategic masterplan also provides a green corridor with outward views towards the Pentland Hills.

LEGEND

- DEVELOPMENT SITE BOUNDARY
- EXISTING PRIMARY ROAD NETWORK
- RETAINED EXISTING AND NEW ROAD THROUGH THE SITE
- INDICATIVE LINE OF RELIEF ROAD / ACTIVE TRAVEL ROUTE
- PRIMARY DEVELOPMENT ROAD
- SECONDARY DEVELOPMENT ROAD
- PEDESTRIAN / CYCLE ROUTES
- BURIED SERVICES - NO BUILD ZONE
- EXISTING BUS STOPS
- EXISTING WOODLAND - CAMERON WOOD
- EXISTING WATERCOURSE - THE PENTLAND BURN
- AREA IDENTIFIED FOR SUDS
- GREEN SPACE
- ← VIEW CORRIDOR

What Happens Next?

You are invited to comment on the proposals you have seen here today by completing one of the available questionnaires. This presentation can also be viewed online by following the QR Code indicated on the feedback forms.

Alternatively you can send your comments to the address / contact details below: Cala Homes (East), Cairnlee House, Callendar Business Park, Falkirk, FK1 1XE or by email to eastplanning@cala.co.uk