

New Pentland Masterplan, Straiton - Mixed use development proposal

Public Exhibition



Introduction

This innovative and exciting plan is set to transform an area of unused and fallow farmland, creating jobs, boosting the local economy, launching new shopping and leisure opportunities, creating green space and a children’s play area and providing much needed affordable housing.

We have put together a detailed and comprehensive plan we feel will bring immediate and long-lasting benefits to the area. We are now keen to consult with the local community and receive feedback on our proposals as part of an ongoing engagement process.

The proposed site comprises an unused area of land at New Pentland next to Straiton commercial centre and adjoining the junction of the A701 and Pentland Road. Pentland Park Marine Ltd wants to re-purpose the site so that it can make an effective contribution to the local economy and in doing so, bring forward positive impacts for the surrounding community.

This is an opportunity not previously considered by Midlothian Council. It has emerged as a result of sustained and established demand for new food retail development and other mixed-use commercial and residential interest in this particular location.

Moreover, the current economic crisis created by COVID-19 has heightened the need to deliver positive local economic development and job opportunities through development. But New Pentland will offer more than just commercial development. The proposals will also deliver new amenity greenspace and tree planting, well-lit footpaths, a children’s play park and other community facilities as well as a range of new homes for the elderly.

This is an exciting opportunity, which can be maximised to deliver a quality development that improves local amenity, delivers economic development and jobs and in doing so achieves the aspirations for this strategic growth corridor.



Areas shown on the plan - in shades of pink - are proposed land use allocations from the Midlothian Local Development Plan (2017). They are a mixture of housing, commercial/employment and leisure uses. Suggested buffer planting to some areas and internal access roads are also indicated. The potential Edinburgh Arena site is shown in an assumed position. The two alternative routes for the A701 realignment are shown as dashed red and white lines, to the west of Our Site (in purple edged red).

New Pentland Masterplan

the context



Purpose of the exhibition

This exhibition forms part of a community consultation exercise which is intended to inform you about the emerging proposals by PPML for a mixed-use development, located on the west side of the A701 at New Pentland (near Straiton).

The purpose of this consultation event is to engage with, and invite comments from, the local community about the proposals. Those comments will be considered in detail in advance of finalising proposals which will come forward through a planning application at a future time.

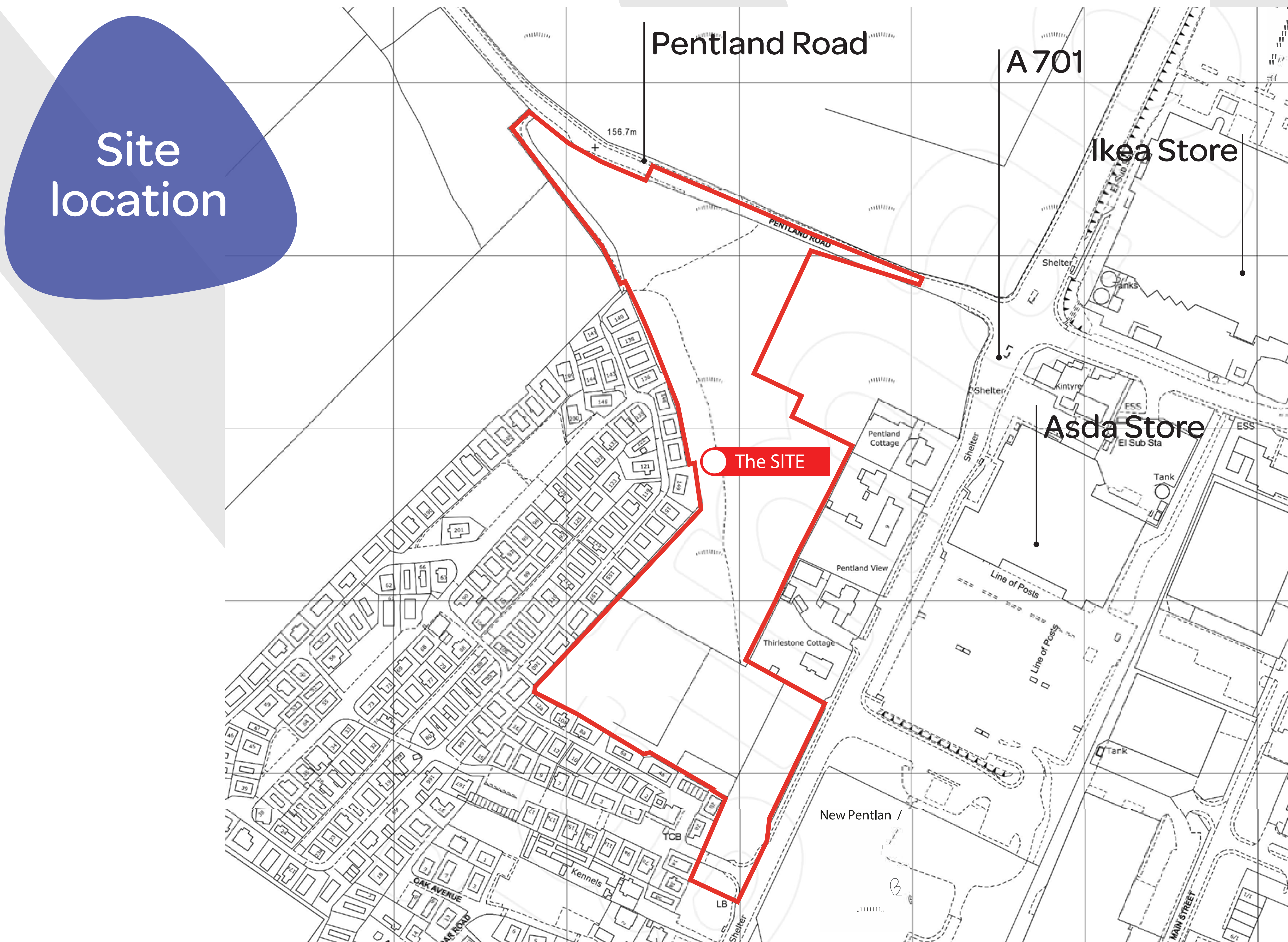
The proposals within this exhibition have been prepared by a multi-disciplinary team of specialist consultants appointed by PPML. As such the proposals are brought forward against the background of a robust and comprehensive analysis of the site and associated issues.

The Proposals

The vision for this site envisages a mixed-use masterplan incorporating a range of commercial uses including a new discount food retail store which will be operated by Aldi.

The landowner has entered into a commercial contract with Aldi who will deliver the proposed foodstore, by way of a separate planning application. On that basis, the foodstore does not form part of the Proposal of Application Notice (PoAN), but remains a key component of the vision for the overall site. The current configuration of the store, service area and car park are shown indicatively (illustration purposes only) on the following panels.

Other uses proposed within the masterplan vision include affordable housing, homes for the elderly, community uses and new green spaces.



The Applicant - Pentland Park Marine Ltd.

Pentland Park Marine Limited (PPML) is a family run business which has had an interest in the subject site since the 1940's. PPML also owns and operates Pentland Park, the adjoining residential home park. Their ownership extends to the proposed development site as shown above (in red outline).

The Applicant aspires to see this site make a significant contribution to the local community and economy.

Accordingly, their vision for a mixed use development is both innovative and bold. They foresee a new development which fits within its eclectic surroundings, responding to the scale and connectivity opportunities of its setting - and future development context - sitting within an important strategic growth corridor.

The Team

PPML has appointed a highly reputed and experienced team of consultants to address all development related aspects of the vision for this land. Indeed, the proposals within this exhibition have been prepared against the background of extensive supporting technical analysis - included in the Vision Document (October 2019) - shown below.

The consultancy team advising PPML is :



The Planning and Development Context

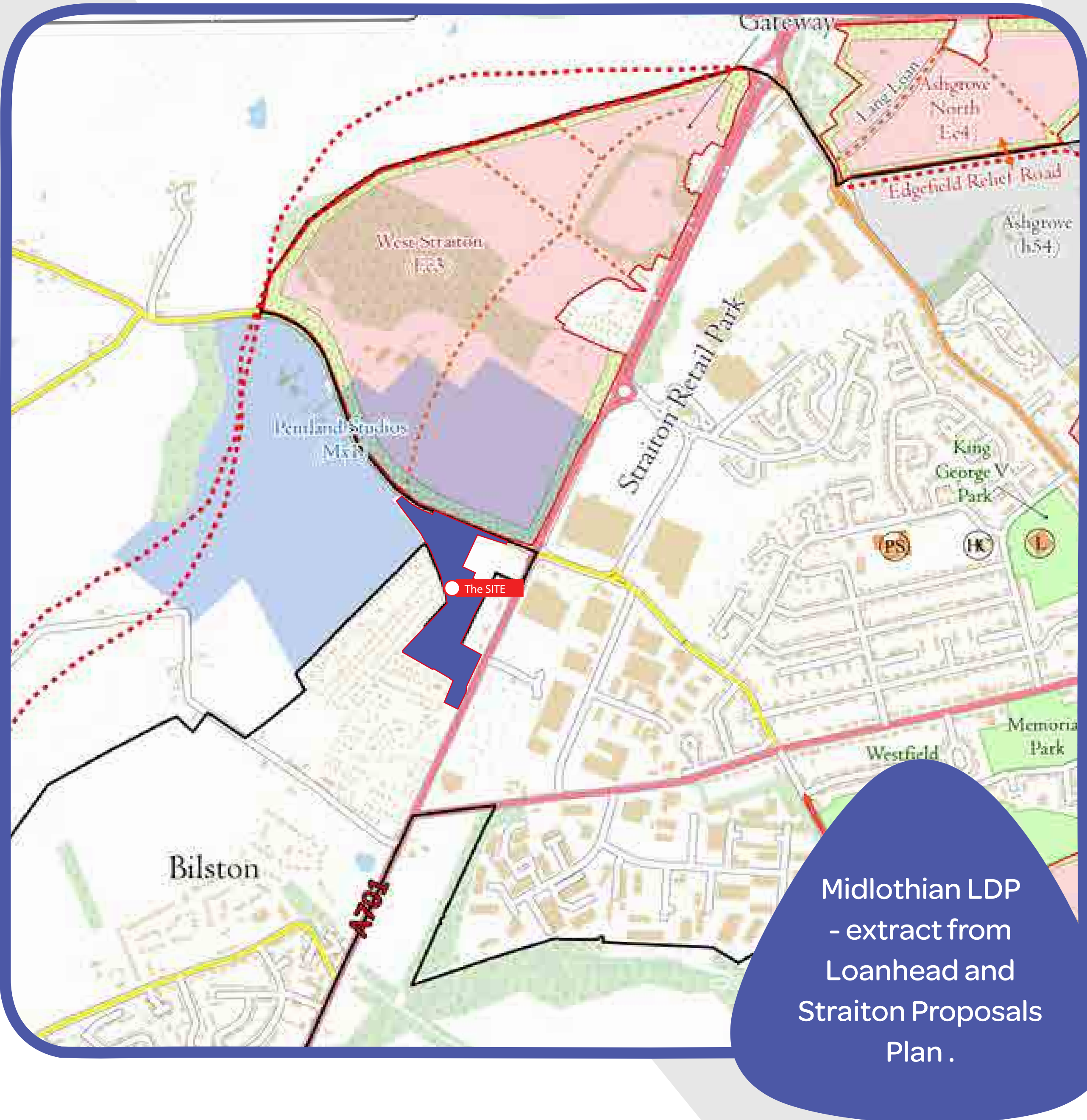
The New Pentland Masterplan proposals occupy an accessible and sustainable location within the A701 Strategic Growth Corridor as identified in the adopted Midlothian Local Development Plan (MLDP). The land is currently allocated in part under the policy provisions associated with Pentland Park and the remainder as countryside land. A very minor portion is identified as agricultural land, albeit it is not under agricultural use. Accordingly, the proposals represent an opportunity not considered within the current LDP.

Neverthelss, the masterplan does comply with the spatial strategy of the adopted LDP and the specific policy allocations across a portion of the site. This land is best described as an island of greenfield land within a sea of commercial and economic development and land use proposals. The latter now including a new indoor leisure and entertainment arena to the north. In addition,

the proposals for a new, realigned A701 Relief Road have secured funding through Edinburgh City Deal and this key piece of infrastructure will be delivered in coming years, further increasing the development potential of land within this growth corridor.

The longer term growth aspirations of the development plan will further isolate this land in relation to its surroundings. Indeed, its continued retention under protective greenfield land policies contradicts the growth strategy for this area. It represents an economic development opportunity within an area specifically designated to accommodate strategic scale development.

The masterplan proposals, set out in this exhibition, will show how this site can make a meaningful contribution to the area, whilst respecting and adopting the core principles of good placemaking and sustainable development - as laid out within key Government policy and guidance.



The Development Opportunities

With reference to the diagram above, a series of broad opportunities were recognised, building on the site’s natural form, views and aspect. These opportunities can be broadly summarised as follows:

- Deliver a **mix of new development**, in scale and massing, that complements the surrounding varied mix of uses - with an accent on innovation.
- **Reinforce building lines** to the A701 through new development.
- **A new focal point** at the Damhead/Pentland Road/A701 intersection, with potential for new public realm alongside to link with Bus interchange.
- **Maximising view opportunities** out of the site particularly to the west.
- **Create buffer green space with new planting** along the western boundary.
- A **relocated and enhanced central amenity open space**, that allows it to become the central focus of any new development opportunity.
- **New and revitalised movement patterns** for pedestrians and cyclists.
- A **new sustainable drainage facility to reinforce the green infrastructure** used alongside the pedestrian circulation pattern, as a visual feature and adding to bio-diversity.
- A **new Damhead/Pentland Road character**, to compliment the potential green buffer corridor anticipated by the strategic growth intentions, to the north of the proposal site..

These broad objectives, initially included in the indicative masterplan (within the Vision Document, October 2019), have been developed further and incorporated into a series of new options (shown on the following panels). Potential land use combinations are proposed, along with their design propositions and potential character, shown indicatively, on the accompanying masterplan layouts.

New Pentland Masterplan original option



Design Proposition

The option reflects the broad mixed use development ideas, set within a green infrastructure and pervasive new pathway system.

The key and notes, shown alongside the land use diagram - opposite - illustrate the range of ideas envisaged for this option.



Land Use Notes	
	PoAN Boundary
	Proposed primary access routes
	Proposed footpath routes
	Proposed SUDS drainage channel (leading to SUDS basin)
	Development Block 1 - Food retail use (ALDI Food Store)
	Development Block 2 -Mixed-commercial uses (hotel/family restaurant/drive through)
	Development Block 3 - Mixed Commercial uses (live/work innovation units)
	Development Block 4 - Residential (assisted living/retirement housing)
	Development Block 5 - Residential (housing for the elderly)
	Green Infrastructure and Amenity Open Space (A)

- Indicative development layout - character notes
- 1 Primary Access off Pentland Road - new right hand turn lane, widened site entry with 2 lane exit onto Pentland Road.
 - 2 Southern Access- leading to development plots in south sector.
 - 3 Primary Street accessing development plots in northern sector.
 - 4 Development block - Committed ALDI Food Store Does not form part of this PoAN process.
 - 4a Food Store - rear access and service area.
 - 5 Shared access roundabout - into development blocks and rear service area.
 - 6 Potential Development Block - Hotel/Restaurant with car parking (100+ spaces with 7 disabled).
 - 7 Potential Development Block: Flexible Live - 2/3 storey - Work research units/workshops, with off street parking alongside workshop entrances. New looped service road to allow ease of movement.
 - 8 Potential Development Block - 3 storey - Residential assisted living and retirement units, (with 30 parking spaces).
 - 8a Potential development Block - Homes for the elderly - 2/3 storeys - as separate building (40 beds with - 6 parking spaces).
 - 9 Amenity Open Space - Public Green space, with seating and lighting.
 - 10 Retained Mature Trees.
 - 11 SuDS pond/Attenuation Basin; with feeder drainage open ditches/swales (shown as 11a).
 - 11a Primary Access off Pentland Road - with right hand turn lane and widened entry - with 2 lane exit onto Pentland Road
 - 12 Emergency access to Residential Village - new orientation (via old Plot no 146).
 - 13 Sculpture feature.



New Pentland Masterplan preferred option



Design Proposition

The preferred option is a variation on Option 1 in the following respects:

- it brings the amenity open space to sit between the two main development block areas - creating an integrated commercial block to the north
- northern block now terminated by a new Community use - a commercial creche/nursery, with a new high quality play space alongside.
- the southern block is now composed of a variety of new and affordable 'residential units'- comprising starter and family homes, retirement/assisted living blocks and a care home facility.
- the key and notes, shown alongside the land use diagram - below - illustrate the range of ideas envisaged for this option.
- a photomontaged image showing, in outline, the disposition of the development from A701.



Land Use Notes	
	PoAN Boundary
	Proposed primary access routes
	Proposed footpath routes
	Proposed SUDS drainage channel (leading to SUDS basin)
	Development Block 1 - Food retail use (ALDI Food Store)
	Development Block 2 - Mixed-commercial uses (Family restaurant/drive through coffee outlet or a veterinary surgery/hospital)
	Community Block 3 - Community uses (nursery/creche/play area)
	Development Block 4 - Residential (affordable housing)
	Development Block 5 - Residential (assisted living/retirement housing)
	Development Block 6 - Residential (housing for the elderly)
	Green Infrastructure and Amenity Open Space (A)



Photomontage view - block diagram of development in context - looking south from A701.

Indicative development layout - character notes

- 1 Primary Access off Pentland Road - new right hand turn lane, widened site entry with 2 lane exit onto Pentland Road.
- 2 Southern Access- leading to development plots in south sector.
- 3 Primary Street accessing development plots in northern sector.
- 4 Development block - Committed ALDI Food Store; Does not form part of this PoAN process.
- 4a Food Store - rear access and service area.
- 5 Shared access roundabout - into development blocks and rear service area.
- 6a Drive through Coffee unit - at 140m2 - with 34 dedicated spaces (45 if shared with Pub allocation) and 3 disabled spaces.
- 6b Pub/Restaurant - 700m2 GFA - with approximately 50 car spaces (7 disabled) and outdoor dining area.
- 7 Potential Affordable Residential Units - starter unit block - 6 units (2 storey - 2 beds).
- 8 Potential Affordable Residential Units - family block - 4 units (2/3 storey with mix of 3 and 4 beds) - Sharing 40 car parking spaces with family Block and care home.
- 9 Potential development Block - 3 storey - Residential assisted living and retirement units (with 30 parking spaces).
- 10 Potential development Block - Homes for the elderly - 2/3 storeys - as separate building (40 beds with - 16 parking spaces - plus some shared with residential area to north).
- 11 Potential Community Use Block: Flexible built spaces (300m2) - as a creche/nursery with attached garden.
- 12 New children's play area - A Local Area for Play (LAP) conforming with the affordable housing provision for play and generally good use of space in this location.
- 13 Amenity Open Space - Public Green Space with seating and lighting.
- 14 Retained Mature Trees.
- 15 Sustainable Urban Drainage System (SuDS) - Pond/ Attenuation Basin;
- 15a SuDS feeder drainage using open ditches/swales, with landscape buffer planting.
- 16 Emergency access to Residential Village - new orientation - via old Plot no 146.
- 17 Sculpture feature (public art).




New Pentland Masterplan


benefits of preferred option



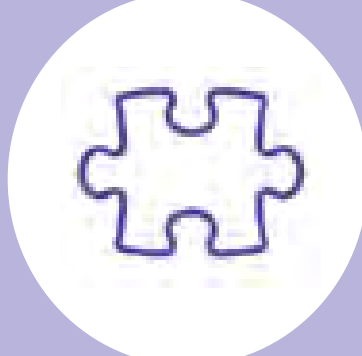
jobs + investment




14,000 sq. m.
New Development




81% affordable
housing and
assisted living




19% commercial
(discount foodstore,
food & beverage)




£22.4 million
Estimated Construction
Investment



Further Investment
by Occupiers
and Operators



Resident Population
to help support facilities



172 short term jobs in construction

112 long term jobs in new facilities

Estimated 33 further jobs - indirect/induced

environment



1 hectare Greenspace
New Public Green Space
created across the site



2.5 km. pathways
footpaths and cycleways
~ to DDA standards



Wildlife habitats
new habitats created along-
side sustainable drainage



200 trees
public spaces, roadsides and
car parks



Public Park
with Seating, Lighting and
Public Art



Equipped Play area
Fenced Local Area for Play



40 short term jobs in landscape construction

6 long term jobs in landscape maintenance

5-10 Nursery related jobs and other related
voluntary job opportunities

community



New Nursery/Crèche
as part of the community core



Family orientated
accommodating access and
activities for all ages



**Dedicated dog
walking area**
- with doggy facilities



Care in Community
care home with
assisted living



Retirement homes
cradle to grave community



Affordable housing
starter units and
family homes




60 bed care home-linked to...


40 retirement flats-adjacent to...

10 affordable homes-starter and family units.


highways + infrastructure



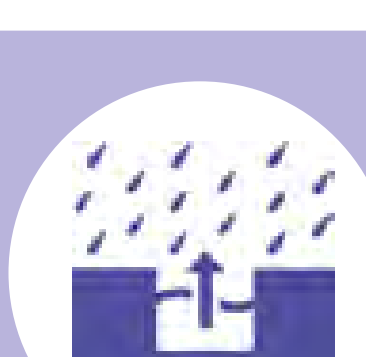
Public transport
new connections integrated
into development




Cycling
new cycling pathways



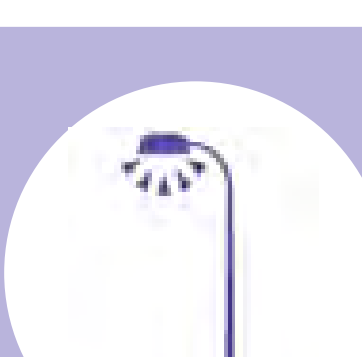
Less car movement
.... more walking




Flooding/SUDS
flood risk minimised, with new
sustainable drainage network



Land recycling
with historic contamination
resolved



Smart lighting
street and amenity lighting
controlled across site



**1200 m2 SUDS pond - with 1km of drainage
swale**

2.5km of cycleways - criss crossing the site

**8.0 ha of recycled land - after 40 years of
under-use.**

New Pentland Masterplan next steps + your feedback



Subject to this consultation exercise and further discussions with Midlothian Council, it is proposed to submit a Planning Application in Principle by spring 2021. The applicant and the design team will consider all comments made as they further develop the proposals. A report will be prepared which addresses the consultation exercise and feedback received, which will be submitted to the Council as part of the planning application.

PPML welcomes your comments on the exhibition proposals and would be grateful if you could provide your feedback via the website www.new-pentland.com. If you wish to think a little bit more about the proposals then you can download and return a completed feedback form using the contact details provided (below).



Aerial view - artist impression of the proposed development - looking north-west.

CONTACT

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ASK YOUR QUESTIONS

on our website:

new-pentland.com

and/or by post to:

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7 Exchange Crescent
Conference Square
Edinburgh, EH3 8AN**

Please remember that this is a **Pre-Application Consultation exercise** and you should not submit any comments directly to Midlothian Council.

You will have an opportunity to make formal representations to the Council once a planning application has been submitted.

New Pentland Masterplan summary



These exhibition proposals have been prepared on behalf of Pentland Park Marine Ltd. (PPML). They relate to the landowner’s interests at New Pentland, immediately west of the A701 and south of Pentland Road. The proposals demonstrate how this land can successfully contribute towards the development of the A701 Strategic Growth Corridor, providing much needed economic development, employment and amenities to the benefit of the local community.

The mix of uses proposed are brought forward against the background of established market demand and a desire to secure local economic development opportunities. This site is currently an anomaly within its immediate surroundings when considered in the context of the neighbouring, established and proposed commercial and residential development.

This is a new opportunity which can be maximised to deliver a quality development that can improve local amenity, deliver economic development and jobs and in doing so meet the aspirations for this strategic growth corridor



THANK
YOU