The Proposals
The new proposals will provide around 550 new homes of which approximately 20% will be affordable, averaged out over the entire site. The layout will work with the existing topography and landscape/engineering constraints, some of which are shown on the ‘Constraints & Opportunities’ diagram above. As shown by the white arrows, vehicular access will be from Mauricewood Road and from Rullion Road. The design has also been developed to respect the setting of Belwood House and take advantage of the elevated parts of the site and the potential for views south over Penicuik and beyond.

Technical Information
CALA Homes and Avant Homes have instructed a number of technical studies to be carried out which will inform the emerging proposals. These include topographical survey, tree survey, transport assessment and constraints such as watercourses, aqueducts and existing services. There are also areas of the site affected by old mineshafts. These are also illustrated within the constraints diagram.

EMA Architects and Masterplanners have been engaged to progress the masterplan and liaise with Midlothian Council to develop the masterplan and submit a new planning application for the site.

Purpose of Consultation
Subject to this consultation exercise and further discussions with Midlothian Council, it is proposed to submit a planning application, probably in late summer 2016.

The applicant and the design team will take account of all comments made as they further develop their proposals.

A report will be prepared on the response to the consultation exercise, which would be submitted to the Council in support of any planning application.

Summary
CALA welcomes your comments on what you have seen and heard today and would be grateful if you could fill in a questionnaire.

Alternatively, if you wish to think a little bit more about the development then return the questionnaire to us by post, or by email, by Friday 29th April 2016.

Contact details are provided below.

Please remember that this is a Pre-Application Consultation and that you will have an opportunity to make formal representations to the Council once a planning application has been submitted.

CALA Management Limited
Mauricewood Consultation
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Callendar Road
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FK1 1XE
E-mail: EastPlanning@cala.co.uk
Introduction

Welcome to this community consultation event for a proposed housing development including landscaping, link road and ancillary work on land which lies between Deanburn, Mauricewood Road and Belwood Road, to the north east of Penicuik.

The event is being hosted by CALA Management Limited (CALA) and Avant Homes (Scotland) Limited (Avant) as an essential, early stage in the planning application process. A Proposal of Application Notice was submitted to Midlothian Council on 17th December 2015. This requires the developers to hold a public consultation event to explain the proposals and, due to the size of the site, it was decided to hold two such events at different locations in order to provide choice to people who live locally. It allows the community to see what is being proposed and to have the opportunity to provide feedback on these draft plans. The team here today would be pleased to discuss any aspect of these plans with you and answer any questions which you might have.

Current Planning Position

This housing site is not a new one. It has been through a Public Inquiry many years ago, is part of the 2008 Midlothian Local Plan and development has been anticipated for some time. The Midlothian Local Development Plan, Proposed Plan, which is proceeding to Examination, acknowledges this by recognising the land as Committed Development.

The Consortium already has a ‘minded to grant’ planning decision from Midlothian Council (2nd March 2006) for the south eastern part of the land, which is known as ‘Deanburn – Site D’. A planning application for the rest of the land, while supported, has been set aside by the Council for a number of years to allow certain legal aspects to be resolved. One other important aspect is that a separate planning permission was granted in 2006 for the re-alignment of the junction and construction of a roundabout to the east of the current junction of the A702 with Mauricewood Road. These improvements will help access to this CALA / Avant land and the approved housing site by Taylor Wimpey at Greenlaw Mains.

With time having passed since proposals first were made for this land, CALA and Avant wished to review these plans. A number of aspects have changed: Affordable Housing now is a key requirement of any large private housing proposal and that will be provided; house styles and types have changed and we propose a different layout and density for the sites; a link road from Rullion Road to Mauricewood Road will offer choice to traffic in the north of the town and technical requirements now oblige us to design a different form of sustainable surface water drainage.

Other consequences over the past ten years are that Midlothian Council has provided a number of public or recreational facilities elsewhere. At one time these were going to be part of our development proposals; for example, a new swimming pool, Library and allweather pitches and facilities. Much investment in these facilities has taken place much closer to the heart of Penicuik, strengthening and supporting the town centre and leading to all commercial facilities being likely to share the benefit of better spending by local people. The Council made that investment with an expectation of recouping some of that outlay when development at Mauricewood and Belwood came forward.

By holding this exhibition event, we are inviting the public to consider both what has been proposed in the past and to offer comment on updated proposals. The opportunity is there to offer your opinion on how these might be shaped to provide a series of quality developments which will create an expanded community as part of the northern side of the town.