

32737 Q1 & Q2 Correspondence

From: [REDACTED]
Sent: 20 April 2021 10:06
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: St Crispin's

Morning Paul,

Many thanks again for taking the time to meet with myself and Cala to discuss St Crispin's. As requested we enclose a copy of the site plan and proposal drawings shared at our meeting.

As discussed there has been extensive dialogue with Savile Area Residents Committee and local residents who are extremely concerned about the impact the development will have on parking in the local area. As a result it is proposed that 100% car parking provision is provided to help alleviate the local residents' concerns relative to any overspill. The site itself sits outwith the Controlled parking zone and it's proposed that the access road is private road built to adoptable standards with allocated car parking spaces.

The site shall accommodate Electrical Car Charging provision coupled with cycle spaces in accordance with the Edinburgh Design Guidance in covered, well-lit secure stores as shown on the accompanying floor plan. A mix of both tier racks and Sheffield stands are proposed.

Please let me know if you have any queries or require further information on the above.

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 29 April 2020 14:46
To: Paul.Devaney@edinburgh.gov.uk
Subject: St Crispin's School site

REFERENCE EML-OUT/1934/20200429-134837-161

Afternoon Paul,

[REDACTED] at Cala Homes got in touch earlier this week regarding some feedback CEC had prepared further to Cala's successful bid for the St Crispin's School site in Edinburgh.

I understand that comments were based on the bid document ISA prepared in conjunction with Cala (copy attached). Rather than go into detail by email I wondered whether it might be easier if you were available later this week to chat through the feedback over the phone.

Let me know if this suits. Look forward to hearing from you.

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 12 May 2020 10:16
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: RE: St Crispin's School site

REFERENCE EML-OUT/1934/20200512-101322-744

Morning Paul,

Hope you are keeping well.

Further to my below email I wondered if you had time to chat through the initial feedback on St Crispin's. Thought it might be easier to do over the phone but happy to do by email if that is your preference.

Look forward to hearing from you.

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 15 September 2020 16:28
To: Paul.Devaney@edinburgh.gov.uk
Subject: RE: St Crispin's School site

REFERENCE EML-OUT/1934/20200915-161151-698

Afternoon Paul,

Hope you are well.

Apologies for the significant delay in getting back in touch regarding our initial Teams meeting on St Crispin's back in 14/05/20. I understand that Cala were keen to progress the contract details with CEC further prior to discussing the detail of the development in greater detail.

You kindly offered to attend another Teams meeting with myself and [REDACTED] from Cala, hopefully this is still possible. To assist I have noted below the comments you raised at our previous meeting on 14/05/20:

- The positive feedback raised during the community consultations had not been fed back to PD
- PD advised his comments were very high level at this stage based purely on the information provided in the Bid document and acknowledged it was at an early stage
- PD was happy with the level of tree retention and the general housing mix proposed on the site
- PD was concerned about the relationship to the rear gardens of West Savile Terrace and the gables of Block's D+E relative garden overshadowing. KN advised that the gables in this location were stepped to ensure no overshadowing occurred.
- PD did think it was a missed opportunity not to increase the height of the units addressing the southern boundary. As these were overlooking the allotments there was no issues relative to privacy or overshadowing.
- Generally PD was in favour of increasing the density slightly but did acknowledge we had a variety of neighbouring densities adjacent. PD acknowledged the current access to the site was quite restricted.

From: [REDACTED]
Sent: 30 March 2021 13:49
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: RE: St Crispin's School site

Afternoon Paul,

Hope you are well.

I wondered if it would be possible to arrange one final Teams meeting with myself and [REDACTED] at Cala to catch up on St Crispin's.

The layout has been developed relative to the various constraints and we are now moving towards hopefully submitting a planning application in May.

Let me know when suits you best.

Look forward to hearing from you.

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 08 April 2021 11:16
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: FW: St Crispin's School site

Morning Paul,

Hope you are well.

Sorry to pester you again on this one but wondered if you have any availability to have a quick catch up with myself and [REDACTED] from Cala on St Crispin's.

Look forward to hearing from you.

Kind Regards,

[REDACTED]

From: [REDACTED]
Sent: 20 April 2021 10:06
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: St Crispin's

Morning Paul,

Many thanks again for taking the time to meet with myself and Cala to discuss St Crispin's. As requested we enclose a copy of the site plan and proposal drawings shared at our meeting.

As discussed there has been extensive dialogue with Savile Area Residents Committee and local residents who are extremely concerned about the impact the development will have on parking in the local area. As a result it is proposed that 100% car parking provision is provided to help alleviate the local residents' concerns relative to any overspill. The site itself sits outwith the Controlled parking zone and it's proposed that the access road is private road built to adoptable standards with allocated car parking spaces.

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Please let me know if you have any queries or require further information on the above.

Kind Regards,

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From: ■■■■
Sent: 21 April 2021 10:12
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: St Crispin's Planning Meeting

REFERENCE EML-OUT//20210421-93246-517

Morning Paul,

Thanks again for meeting with us on Monday 19th April to discuss St Crispin's, I have noted down the main items discussed below. Let me know if you wish to speak to Transport and Refuse or if it's best ISA /CH should contact direct.

Meeting:

St Crispin's Pre-App Discussion

Monday 19th April 2021 - Microsoft Teams @ 4pm

Attendees:

Paul Devaney – COE

■■■■ – *Cala Homes East*

■■■■ – *Cala Homes East*

■■■■ – *ISA*

Car Parking

- 100% car parking Levels will require to be justified
- City Mobility Plan now adopted and full compliance expected
- Further discussions with Transport recommended in terms of car parking and cycle stores
- PD noted that the central zone could be allocated purely for amenity rather than car parking
- Comment required as part of application relative to Air Quality if 100% parking proposed

Sunlight / Daylighting / Privacy

- Sunlight + Daylighting Calculations to be provided as part of the planning application

- Site sections required to demonstrate levels of proposed and existing buildings

Access Road

- Vehicle tracking for refuse vehicle to form part of planning application. Potential meeting with Refuse to confirm / or PD to run past his refuse colleagues?
- CH advised that the access road was proposed to be private non-adopted

Electrical Vehicle Charging

- COE requirement is for 1 in 6 carparking spaces to accommodate vehicle charging, any enhancement to this would be well received

Cycle Parking

- Provision and security to be confirmed as part of application

Affordable Housing

- PD advised that Alex Blyth should be contacted in advance of planning application being lodged, engagement recommended prior to submission
- SF advised that there had been discussions with LAR Housing Association and are happy with proposals and mix of units

Trees

- Tree Survey to be provided as part of the Planning submission
- Mitigation measures required for protection during construction
- Justification to be provided for any tree removal
- Full landscaping proposals to be provided as part of the planning submission

Density

- Density analysis to be provided as part of planning submission
- Set out current mix / characteristics, not homogenous
- PD advised that the Government website can provide data for analysis

Public Consultation

- CH /ISA to advise PD if there was anything specific / unexpected that comes out of the online Public Consultation

Planning Statement

- PD requested that planning statement was to be provided as part of the application submission

Let me know if I have missed or misinterpreted any of discussions as noted above.

Kind Regards,

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From: ■@cala.co.uk>

Sent: 05 May 2021 13:23

To: Kofi Appiah <Kofi.Appiah@edinburgh.gov.uk>

Subject: St Crispin's

Kofi,

We are going to be lodging a planning application at the above site in the coming weeks, and have recently held our public consultation, we have already had pre planning discussions with Paul Devaney.

I am wondering if it would be possible to have a quick catch up with yourself? Ideally on teams and I can share my screen to quickly go over the layout and how we are looking to address parking (the main issue raised by nearly all whom attended our event) and go over the general principals we are proposing.

Just to get your initial feedback and see if there is anything further we can address from your point of view prior to submitting to hopefully make the application easier for us all when submitted.

I trust the above is in order and look forward to hearing from you.

Regards

██████████

From: Kofi Appiah <Kofi.Appiah@edinburgh.gov.uk>
Sent: 06 May 2021 10:17
To: ██████████ <██████████@cala.co.uk>
Cc: Matthew Simpson <Matthew.Simpson@edinburgh.gov.uk>
Subject: RE: St Crispin's

Hi ██████, my Colleague Matthew Simpson has been tasked to respond to your enquiry.
Thank you
Kofi

From: Matthew Simpson <Matthew.Simpson@edinburgh.gov.uk>
Sent: 06 May 2021 14:34
To: ██████████ <██████████@cala.co.uk>
Subject: RE: St Crispin's

Hi ██████

I've been asked to make some comments on the proposed St Crispin's site.

From your email to Kofi, it looks like you may have made some changes to the draft layout I've seen – see attached.

If so, could you send it to me and then I can either make some comments or we can arrange to discuss the site.

I appreciate that there is local pressure regarding overspill parking, but from what I've seen, I think there is too much hardstanding, i.e. parking and road, and this would be better as greenspace.

Regards

Matthew Simpson
Senior Transport Officer (Majors East), Place

From: Matthew Simpson <Matthew.Simpson@edinburgh.gov.uk>
Sent: 06 May 2021 14:46
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: RE: St Crispin's

Hi Paul

I've contacted Cala and asked for the latest draft ([REDACTED]).
I think they have maybe made some changes.

He seemed keen to have an online discussion.

Regards

Matthew Simpson
Senior Transport Officer (Majors East), Place

From: [REDACTED]
Sent: 06 May 2021 15:10
To: 'Matthew Simpson' <Matthew.Simpson@edinburgh.gov.uk>
Subject: RE: St Crispin's

Matthew,

The Draft layout which you have is that which was presented at the community consultation. The majority of the comments received to date (almost all) have raised concerns in regards to the parking in the area, and overspill from out development on to the surrounding street. As these are outside of a controlled parking zone and from looking at the Strategic Parking Review it doesn't look like this area will be changing any time soon, therefore if parking is <100% there is a real potential for overspill parking.

Providing the 100% on site would allow comfort to the local residents that there is sufficient parking and this shall reduce the risk of overspill. I am aware that the local residents group have had discussions with the Finance & Resources Committee specifically in regards to the parking and not putting any further pressure on the surrounding area.

Providing 100% on the site would not breach the parking standards, this would be balanced with connections to the sustainable network, Cycle, EV and disabled parking will be provided in line with the standards, and whilst a 100% parking is proposed, not all journeys will be made by car, and residents will make use of the active and sustainable travel links in the area when able to do so

I would be happy to discuss with you on the phone or via teams if easier and have the plan on the screen?

I trust the above is in order, and look forward to hearing from you.

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@cala.co.uk>
Sent: 13 May 2021 10:49
To: Matthew Simpson <Matthew.Simpson@edinburgh.gov.uk>
Subject: RE: St Crispin's

Matthew,

Just to see if a catch up with the site plan on the screen would be beneficial ?

Regards

[REDACTED]

From: Matthew Simpson <Matthew.Simpson@edinburgh.gov.uk>
Sent: 14 May 2021 10:00
To: Paul Devaney <Paul.Devaney@edinburgh.gov.uk>
Subject: FW: St Crispin's

Paul

As expected, [REDACTED] is looking for more – I can discuss this with [REDACTED] but should we be seeking Preapp payment?

To be honest, as I've tried to set out to [REDACTED], they will NOT be putting in 100% parking.

I've looked at the adjacent road and there would appear to be plenty of space – but we might need to consider yellow lines at particular points.

At the very least, they will need to do a survey of surrounding streets to assess the level of available kerbline.

Regards

Matthew Simpson
Senior Transport Officer (Majors East), Place
