

Non-Technical Summary

Arup Scotland has been commissioned by West Craigs Ltd to prepare and submit a Transport Assessment (TA) in support of the planning application for the West Craigs development.

The West Craigs development relates to the construction of 650 households of which a minimum of 33% would be affordable housing. To encourage a sense of community, the development will also include facilities such as a new Primary School, local shop, Doctor/ Dentist surgery and a community hall. Connectivity within the site and to the wider local area has been a key criterion within the design of the site layout. The development proposals aim to make the West Craigs area accessible to a range of transport modes, providing existing and future residents with a genuine travel choice for journeys to local and strategic destinations.

West Craigs is located to the west of Maybury Road on land currently designated as green belt, however, this area is well served by both commerce and employment opportunities at the Gyle, Edinburgh Park and the new Gogarburn Royal Bank of Scotland Headquarters. Public transport provision in the general area is well established, particularly the bus services on Glasgow Road. Connectivity between the site and the local public transport network are a desirable and realistic goal for the successful development of the site. Preliminary discussions with local bus operators have been encouraging, indicating that regular bus services from the development to local destinations, including bus and rail interchanges can be established.

It is proposed as part of the development that pedestrian, cycle and public transport links will be created to connect with the existing facilities provided within the surrounding area. One key proposal is to improve the accessibility of the area for pedestrians and cyclists by way of a formal signalised crossing on the busy distributor road of Maybury Road.

The main access to the development will be taken from a fourth-arm at the Bughtlins Roundabout on Maybury Road. A new access road will be constructed to link Maybury Road to Craigs Road. Two strategies to access West Craigs are considered in detail within the TA. The preferred option is centred upon a bus gate on Turnhouse Road, with all private vehicles being re-routed via Bughtlins Roundabout and along the upgraded Craigs Road. Under the preferred option, the existing residents of West Craigs would benefit from a reduction in commercial vehicles using Turnhouse Road as well as the increased range and frequency of bus services.

An alternative option would maintain Newhouse Road in its present arrangement, with some improvements associated with the proposed development. If support for the bus gate option were not forthcoming, the resulting development traffic volumes on Turnhouse Road (to the west of the Glasgow Road off-slip) would still only increase by less than two vehicles per minute during the weekday peak periods, representing an insignificant impact.

Both Maybury and Barnton signal controlled junctions currently operate at or above practical capacity with lengthy queues and delays experienced during peak periods. The analysis indicates that following the opening of the development, these junctions would continue to operate within acceptable tolerances achieving an overall no net detriment situation when compared to the existing situation.

A Travel Plan will be developed to encourage and develop options for the residents of the proposed West Craigs development. The potential measures contained within the plan, which will be issued to all new residents, will centre upon raising awareness of the travel options on offer, which will include membership of the Edinburgh City Car Club.