

A7.5 Assessment of Development Land

1.1.1 The following information is provided in this appendix:

- Table 1.1: Development Plan Allocations.
- Table 1.2 to Table 1.4: Potential impacts on planning applications.

Table 1.1: Potential Impacts on Development Land Identified in the Development Plan

| Development Plan | Development Plan Allocation | Location | Impact of Route | Type of Impact |
|--------------------------------------|--|-------------------|-----------------|--|
| Dunfermline and the Coast Local Plan | S11, Brownfield Development Site, Scarborough Muir | Rosyth | Neutral | No impact |
| | S12, Brownfield Development Site, Scarborough Muir | Rosyth | Neutral | No impact |
| | S14, Brownfield Development Site, Roods | Inverkeithing | Neutral | No impact |
| | S16, Brownfield Development Site, Dunfermline Wynd | Inverkeithing | Neutral | No impact |
| | S17, Brownfield Development Site, Belleknowes industrial Estate | Inverkeithing | Neutral | No impact |
| Rural West Edinburgh Local Plan | ENV 6, Environmental Improvement, Springfield Road | South Queensferry | Adverse | Changes in amenity and land-take |
| | HSG 6/ECON 10 Port Edgar, mixed use development. | South Queensferry | Adverse | Changes in amenity. No permanent land-take |
| | HSG 7 Housing Allocation, Society Road | South Queensferry | Adverse | Changes in amenity. No permanent land-take |
| | HSG 2, Housing Allocation, Springfield Road. | South Queensferry | Adverse | Direct land-take, severance and changes in amenity |
| | HSG 5, Housing Allocation, Stewart Terrace | South Queensferry | Neutral | No impact |
| | ECON 1, Employment Allocation, South Scotstoun | South Queensferry | Neutral | No impact |
| | ECON 2, Employment Allocation, Ferry Muir | South Queensferry | Adverse | Direct land-take |
| | ECON 7, Employment Allocation, Newbridge North | Newbridge | Adverse | Direct land-take |
| | HSP 1, Strategic Housing Allocation, Kirkliston North with estimated capacity of 610 Units | Kirkliston | Adverse | Direct land-take |
| | HSP 3, Strategic Housing Allocation, Kirkliston Distillery, estimated capacity 103 units | Kirkliston | Neutral | No impact |
| West Lothian Local Plan | CDA 8 Winchburgh Core Development Area | Winchburgh | Adverse | Direct land-take |
| | TRAN 28 – New Motorway junction on M9 associated with CDA8 | Winchburgh | Neutral | No impact |

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Table 1.2: Potential Impacts on Fife Council Planning Applications

| Figure Ref. | Application Reference | Application Site | Description of Development | Determination Status | Impact of route | Type of Impact |
|-------------|-----------------------|--|---|---|-----------------|----------------|
| 7.2a | 08/00376/WLBC | Site at Queens Hotel And 2-14, Church Street, Inverkeithing, Fife | Listed building consent application for partial demolition, alterations and front and rear dormer extensions to the hotel. | Application Permitted with Conditions | Neutral | No impact |
| 7.2a | 08/00260/WFULL | Site at Queens Hotel And 2-14, Church Street, Inverkeithing, Fife | Change of use, partial demolition, alterations and front and rear dormer extensions to the hotel to form two Class 1 shops/Class 2 offices on the ground floor and five flats above; demolition of two shops and one maisonette and erection of two replacement Class 1 shops on the ground floor and six flats above; and erection of a four storey block of 12 flats in the rear gardens, all with associated access road, car parking and landscaping. | Application Refused. Undergoing appeal. | Neutral | No impact |
| 7.2a | 05/03512/WFULL | North Queensferry WWTW, Helen Lane, North Queensferry, Inverkeithing, Fife, KY11 1JY | Regrading and increase in ground levels by 1.2m (maximum) associated with wastewater treatment works upgrading and installation of associated control facilities. | Application Permitted with Conditions | Neutral | No impact |
| 7.2a | 05/03568/WFULL | North Queensferry WWTW, Helen Lane, North Queensferry, Inverkeithing, Fife, KY11 1JY | Erection of temporary wastewater treatment facility. | Application Permitted with Conditions | Neutral | No impact |
| 7.2a | 04/02476/WFULL | Forth Craig Hotel, 90 Hope Street, Inverkeithing, Fife, KY11 1LL | Change of use from hotel (Class 7) to children's care home (Class 9). | Application Permitted with Conditions | Neutral | No impact |
| 7.2a | 04/00090/WFULL | Housing Development Dunfermline Wynd, Inverkeithing, Fife | Erection of seven dwellings with integral garages and formation of new vehicular access and road with other associated engineering operations. | Application Permitted with Conditions | Neutral | No impact |
| 7.2a | 06/03182/WFULL (S16) | Housing Development Dunfermline Wynd Inverkeithing Fife | Erection of eight detached dwellings with integral garages, formation of access road landscaping and associated works. | Application Permitted with Conditions | Neutral | No impact |
| 7.2a | 07/02714/WFULL (S16) | Housing Development Dunfermline Wynd Inverkeithing Fife | Amendment to previous planning application 06/03182/WFULL to remove the proposals for four detached houses and erect six townhouses with alterations to access road and landscaping. | Application Refused. | Neutral | No impact |
| 7.2a | 09/00161/WFULL | Cruicks Quarry, Cruickness Road, Inverkeithing, Fife KY11 1HH | Extend working period of quarry until 31/13/2013 and alteration to condition requirement of wharf and timescale of submission for site restoration assessment. | Pending Consideration | Neutral | No impact |

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Table 1.3: Potential Impacts on Planning Applications City of Edinburgh

| Figure Ref. | Application Reference | Application Site | Description of Development | Determination Status | Impact of route | Type of impact |
|-------------|-----------------------|--|---|-----------------------|-----------------|------------------|
| 7.2b | 06/05149/OUT | Land Adjacent to Queensferry Road, Kirkliston | Mixed use development comprising new housing, public open space and associated community facilities and reserving a site for a primary school – amended, The site is subject to development brief, site HSP 1 in the Local Plan. | Application Permitted | Adverse | Direct land-take |
| 7.2b | 06/00842/OUT | A Scotstoun Avenue, South Queensferry, EH30 9YB | Residential development on a 5.6ha site. | Application Permitted | Neutral | No impact |
| 7.2b | 06/03436/FUL | Agilent Technologies, Scotstoun Avenue, South Queensferry, Edinburgh | New shared resources building to house new plant, a staff gym and office space, also modifications to the roads, car parking and landscaping within the campus. | Application Permitted | Neutral | No impact |
| 7.2b | 04/04627/FUL | Echline Avenue, South Queensferry, EH30 9SW | Erect 51 new housing units with 64 associated parking spaces. | Application Permitted | Neutral | No impact |
| 7.2b | 06/03332/LBC | 12,13,14 17 High Street, South Queensferry, Edinburgh, EH30 9PP | Extend existing hotel into adjacent vacant land known as Old Malt Barns. Proposals to incorporate an existing hot food carryout shop, shop basement area, a flat via alteration and change of use to form bar, restaurant, function rooms and bedroom facilities. | Application Permitted | Neutral | No impact |
| 7.2b | 04/01132/FUL | 55 The Loan, South Queensferry, Edinburgh, EH30 9SD | Formation of five retail units and alterations to existing supermarket. | Application Permitted | Neutral | No impact |
| 7.2c | 08/04063/FUL | Land at 9 Edinburgh Road, Newbridge | Variation of condition one of planning permission 06/02978/FUL and 08/01393/REM to allow for plot 10 to be included within the condition alongside plots two + 6B. | Application Permitted | Neutral | No impact |
| 7.2c | 08/01455/FUL | Land Adjacent to Newliston Road, Kirkliston | Material variation to approved scheme (01/01855/FUL) - Amendment to road layout and pedestrian access, level changes to accommodate flood prevention measures, house locations adjusted, design changes. | Application Permitted | Neutral | No impact |
| 7.2c | 08/01881/REM | 2A Kirkliston Road Newbridge | Proposed office and industrial development. | Application Permitted | Neutral | No impact |
| 7.2c | 08/00529/REM | 2A Kirkliston Road Newbridge | Proposed hotel development with restaurant, public house and leisure facilities. | Application Permitted | Adverse | Direct land-take |
| 7.2c | 08/00031/FUL | Land Adjacent To Queensferry Road, Kirkliston | Erection of 176 houses and 36 flats. | Application Permitted | Adverse | Direct land-take |

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| Figure Ref. | Application Reference | Application Site | Description of Development | Determination Status | Impact of route | Type of impact |
|-------------|-----------------------|---|---|-----------------------|-----------------|------------------|
| 7.2c | 08/02002/REM | 2A Kirkliston Road, Newbridge | Proposed road layout including junction details for phase 2. | Pending Consideration | Adverse | Direct land-take |
| 7.2c | 07/04961/REM | 2A Kirkliston Road, Newbridge | Proposed office development. | Application Permitted | Adverse | Direct land-take |
| 7.2c | 07/04960/REM | 2A Kirkliston Road, Newbridge | Proposed office development. | Application Permitted | Adverse | Direct land-take |
| 7.2b | 08/00435/REM | 2A Kirkliston Road Newbridge | Erection of hotel and restaurant/public house. | Application Permitted | Adverse | Direct land-take |
| 7.2c | 07/04254/FUL | Land Adjacent to Queensferry Road, Kirkliston | Infrastructure works for future development. | Application Permitted | Adverse | Direct land-take |
| 7.2c | 06/02978/FUL | 9 Edinburgh Road, Newbridge | Erection of new car showrooms/workshop. | Application Permitted | Neutral | No impact |
| 7.2b | 08/03527/FUL | Orocco Pier, High Street, South Queensferry | Development of hotel and cafe bar. | Application Permitted | Neutral | No impact |
| 7.2b | 09/00490/OUT | Ferrymuir South Queensferry (Econ 2 site) | Proposed mixed use development comprising office use, a care home, residential development, a leisure unit and, community facility. | Pending Consideration | Adverse | Direct land-take |
| 7.2c | 08/02216/LBC | Land Adjacent To Newliston Road Kirkliston | Alterations to two category C, listed malt buildings, conversion to residential units. | Application Permitted | Neutral | No Impact |
| 7.2c | 07/01358/REM | Land At 9 Edinburgh Road Newbridge | Proposed road layout including junction details and access and egress details for Phase one of site. | Application Permitted | Neutral | Direct land-take |
| 7.2c | 04/02989/FUL | 37, 43, 45 and 51 Bridge Street Newbridge EH28 8SH | Demolish existing buildings and erect car showroom/workshop facility and preparation building. | Application Permitted | Neutral | No Impact |
| 7.2c | 03/04615/FUL | 1 Newbridge Industrial Estate Newbridge EH28 8PJ | Retention of use for the sale of finance for car purchases with associated car storage and internal display (retrospective). | Application Permitted | Neutral | No Impact |
| 7.2c | 06/03737/FUL | 12 Edinburgh Road Newbridge Edinburgh EH28 8SP | Car preparation facility. | Application Permitted | Neutral | No Impact |
| 7.2c | 06/01166/FUL | 14 Glasgow Road Newbridge Edinburgh EH28 8SX | Extension to offices and laboratories. | Minded to Grant | Neutral | No Impact |
| 7.2b | 07/03243/OUT | Land Adjacent To: Avon House Loch Road South Queensferry EH30 9LS | Outline planning permission for residential development. Extension to application: 02/02090/OUT. | Application Permitted | Neutral | No Impact |

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| Figure Ref. | Application Reference | Application Site | Description of Development | Determination Status | Impact of route | Type of impact |
|-------------|-----------------------|--|--|-----------------------|-----------------|---|
| 7.2b | 08/00574/FUL | Agilent Technologies, Scotstoun Avenue South Queensferry Edinburgh EH30 9TG | New shared resources building to house, new plant and staff gym. | Application Permitted | Neutral | No Impact |
| 7.2c | 08/00057/FUL | 3 Queen Anne Drive Newbridge EH28 8LH | Erection of class 5 (general industry) and class 6 (storage and distribution) development with ancillary class 4 (office) associated access, parking and landscaping. | Application Permitted | Neutral | No Impact |
| 7.2b | HSG 2/ENV6 site | Bo'ness Road, South Queensferry | Several applications and appeals for housing development dating back to 1987. Detailed Consent for residential development of 150 units with associated open space and infrastructure. | Application Permitted | Adverse | Direct land-take and changes in amenity |
| 7.2c | 07/04646/OUT | 1A Old Liston Road Newbridge EH28 8SJ | Application for outline planning permission for the demolition of existing buildings and redevelopment of site to provide new residential development, residential care home, public transport facilities, community recycling facilities, new access roads, car parking, footpaths, cycleways, public park, open space, landscaping and other ancillary community facilities. | Pending Consideration | Neutral | No Impact |

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Table 1.4: Potential Impacts on Planning Applications West Lothian Council

| Figure Ref. | Application Reference | Application Site | Description of Development | Determination Status | Impact of route | Type of Impact |
|-------------|-----------------------|---|---|-----------------------|-----------------|------------------|
| 7.2c | 1012/P/05 | Land around Winchburgh | Outline planning for a 352ha development including residential, commercial, industrial, recreation and retail uses, community facilities, landscaping and open space, road and rail infrastructure, including M9 junction, train stn, park and ride, primary and secondary schools. | Pending Consideration | Adverse | Direct land-take |
| 7.2c | 0033/M/09 | Niddry Castle Bing, Winchburgh | Application to expand mineral workings on site both laterally and deeper, extension of existing operations, reopening of dis-used opening. | Pending Consideration | Neutral | No impact |
| 7.2b | 0948/FUL/07 | Headrig Road, South Queensferry, West Lothian, EH30 6SH | Extensions and alterations to factory buildings. | Application Approved | Neutral | No impact |