

Comments on [10/00953/PPP](#)

Application for planning permission in principle for redevelopment of site for affordable housing and housing for sale with ancillary community facilities and associated landscaping and public realm. [See Sighthill location](#)

I went to look at the plans, and have the following comments:

1. proposed at-grade crossing of Calder Rd to replace underpass: that's good;
2. the layout of the circulation of traffic, dividing the site into a 'west' half and an 'east' half, and access from Broomhouse Rd and Sighthill Court not Calder Rd, is also good;
3. location of community facilities - shops, library, comm centre - at west of site makes good sense, being close to a well-used road (S'hill Ct), the colleges, and Medical Centre;
4. residential cycle parking is ample and well-located;
5. need for an east-west cycle route through the site: Napier Univ and Stevenson College lie immediately west of the site. These are major cycle sources/destinations. The site could thus offer a quiet east-west route, away from the A71 but parallel with it to the north. (Note that the colleges also lie to the north of the main road). The east-west route would run from Sighthill Court (whence access to the colleges can be gained) to Broomhouse Rd, whence cycle traffic could either go slightly north or slightly south to pick up quiet residential roads through Broomhouse to the city centre and other Napier campuses. This east-west route could also be used by the residents to access the community facilities at west end of site. The route could use the access roads at each end, but there is a section in the middle not clearly demarcated, according to the plans - this needs to be marked out in some way as a ped/cycle route. The route should be clearly marked and signed throughout, including signage to the colleges. The signage, and actual use of the route, would help make the residential community feel part of the outside world, and increase security.
6. need for temporary east-west route: the east-west street which currently runs along the northern edge of the site, Sighthill Bank, at present forms a quiet east-west route from the colleges to Broomhouse Rd. The proposals include closing this street during the period of re-development (indeed, permanently). We appreciate the need for closure of the whole site, but we would like a temporary ped/cycle path along the northern edge, to replace Sighthill Bank during the period of construction.

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