

Development Management Sub Committee

Wednesday 11 September 2013

REPORT ON FORTHCOMING APPLICATION BY PERSIMMON HOMES FOR RESIDENTIAL DEVELOPMENT INCLUDING INFRASTRUCTURE AND LANDSCAPING AT LAND 96 METRES EAST OF 20 SOUTH GYLE WYND, EDINBURGH

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Background Papers	13/02548/PAN
Wards	A03 - Drum Brae/Gyle

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Summary

To inform the Development Management Sub-Committee of a forthcoming application for detailed planning permission for residential development on land at South Gyle Wynd.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 28 June 2013.

Recommendations

It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Financial impact

The Council still owns the site and there is a contractual relationship with the preferred bidders. There would be a capital receipt from the final sale of the site.

Equalities impact

This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

A sustainability statement will need to be submitted with the application.

Community consultation

The Proposal of Application Notice (13/02548/PAN) outlined a public exhibition to be held on 14 August 2013 at the Marriott Hotel, Glasgow Road. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

Background reading / external references

- [To view details of the application go to](#)
- [Planning and Building Standards online services](#)

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1. Background

1.1 Purpose of the Report

To inform the Development Management Sub-Committee of a forthcoming application for detailed planning permission in respect of a major development on land at South Gyle Wynd, formerly part of St Augustine's High School.

Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.

1.2 Site description

The application site is approximately 3.5 hectares in area. It is bounded on the north by a public footpath and a railway line. The newly built St Augustine's High School sits on the east and south boundaries, with Forrester High School beyond. On the west, the site is bounded by South Gyle Wynd and housing with South Gyle Industrial Estate lying beyond on the south west.

The application site is part grass, part carpark and part scrubland. It is bounded by metal mesh fencing with many mature trees inside the site, along the west and north boundaries. The site was part of St Augustine's School playing field. It was identified as surplus to educational requirements and suitable for housing. While the new St Augustine's High and Forrester High Schools were under construction the site was used for temporary sports pitches and site management.

Vehicular and pedestrian access is from South Gyle Wynd with additional pedestrian access from the public path on the west and north.

The site is mainly flat with views to the Pentlands and Corstorphine Hill.

1.3 Site History

There is no relevant planning history for the site. However, there are relevant planning applications for the adjacent St Augustine's School site to the east and south.

26 March 2007 - planning permission granted for the erection of two new 900 pupil high schools with associated sports/community facility, erection of new Forrester Rugby Club, demolition of existing schools and construction of sports pitches (06/02338/FUL).

26 February 2008 - planning permission granted to amend the plans approved under application 06/02338/FUL (08/00714/FUL).

24 January 2010 - minor variation for various changes to site layout allowed (08/00714/VAR).

7 October 2010 - planning permission granted for deletion of grass pitch and multi-use games area, replaced with all weather sports pitches, and associated hard and soft landscaping, including floodlighting and fencing (10/00465/FUL.)

2. Main report

2.1 Description of the Proposal

An application for detailed planning permission will be submitted for residential development with associated infrastructure and landscaping. A total of 203 residential units (including affordable housing) is proposed with a mix of terraced, detached and semi-detached houses and flats.

Existing vehicular access from the roundabout at South Gyle Wynd will serve the southern part of the development. A new vehicular access will be created further north on South Gyle Wynd to serve the northern part of the site. A new cycle path will run through the site.

2.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) the development would be acceptable in principle having regard to the development plan

The Edinburgh City Local Plan (ECLP) proposal HSG 17 for South Gyle Wynd supports new housing on the site. A cycleway/ footpath safeguard runs along the south boundary, linking Broomhouse Road on the east with South Gyle Access on the west.

The site was formerly a playing field attached to St Augustine's School and Sportscotland will be consulted.

b) the design and layout are acceptable within the character of the area and the proposals comply with the development plan and the Edinburgh Design Guidance

The proposals should have regard to the design policies within the ECLP and the Edinburgh Design Guidance. A design and access statement will accompany the application.

Issues to be addressed include:

- the creation of useable open space within the site;
- an appropriate design response to St Augustine's School ;
- responding to long views out from the site to Corstorphine Hill and the Pentlands.

c) access arrangements are acceptable in terms of road safety and public transport accessibility

The proposals should have regard to transport policy of the City of Edinburgh Local Plan. A new vehicular access on the west, from South Gyle Wynd and pedestrian and cycle access linkages with the wider area will be important considerations. A transport assessment will accompany the application.

d) there are any other environmental factors that require consideration

The application will need to be screened for an Environmental Impact Assessment (EIA). The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development and infrastructure. The mature trees on the boundaries will need to be considered in the design. In order to support the application, the following supporting documents will be submitted:

- surface water management plan/SUDS and flood risk assessment;
- sustainability statement;
- landscape appraisal;
- tree report;
- habitat survey;
- archaeological survey;
- air, noise and light impact assessments; and
- contamination survey.

2.3 Conclusion

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have had the opportunity to comment.

3. Recommendations

- 3.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

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