

Development Management Sub Committee

Wednesday 25 September 2013

REPORT ON FORTHCOMING APPLICATION by GLADMAN DEVELOPMENTS LIMITED FOR DEVELOPMENT OF A GREENFIELD SITE FOR HOUSING AT RAVELRIG ROAD, BALERNO.

Item number

Report number

Background Papers

1. 13/02754/PAN
2. Appendix 1

Wards

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REPORT ON FORTHCOMING APPLICATION by GLADMAN DEVELOPMENTS LIMITED FOR DEVELOPMENT OF A GREENFIELD SITE FOR HOUSING AT RAVELRIG ROAD, BALERNO.

Summary

To inform the Development Management Sub Committee of a forthcoming planning application in respect of major residential development on land at Ravelrig Road, Balerno.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 15 July 2013.

Recommendations

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

Financial impact

There are no financial implications for the Council.

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 (reference 13/02754/PAN) outlined a public exhibition to be held on 3 October 2013 at the Balerno Bowling Club. 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 planning application in respect of a major development on land at Ravelrig Road, Balerno.

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 development site is located on the northern boundary to the village of Balerno and is currently farm land. Access to the site is from Ravelrig Road.

To the north of the site is open countryside. To the east and south are existing residential properties within Balerno. To the west is the boundary to Ravelrig Quarry.

1.3 Site History

There is no previous planning history.

2. Main report

2.1 Description of the Proposal

Planning permission in principle will be sought for residential development.

2.2 Key Issues

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

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

The Rural West Edinburgh Local Plan was adopted on 1 June 2006. Within that Plan, the site is identified as being located within the greenbelt where there is a presumption against development.

The Proposed Local Development Plan maintains the site as being located within the greenbelt.

b) the design, layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance.

The application will be for planning permission in principle with some masterplan objectives established. A design and access statement will accompany the application.

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

The proposals should have regards to transport policy of the Edinburgh City Local Plan and Designing Streets. Consideration will need to be given to impact on traffic flows on Ravelrig Road and access to public transport. A transport statement will be required to support the application.

d) there are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the additional development and that there is sufficient infrastructure capacity. In order to support the application the following supporting documents will be submitted:

- Landscape and Visual Analysis;
- Ecology Survey;
- Noise and Vibration Assessment;
- Education consideration of capacity;
- Design and Access Statement;
- Sustainability Statement.

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 applications are received, and consultees and the public have the opportunity to comment.

3. Recommendations

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

David R. Leslie

Acting Head of Planning and Building Standards

Appendix 1

Location Plan

