

# Development Management Sub Committee

**Wednesday 6 November 2013**

## **REPORT ON FORTHCOMING APPLICATION BY IBG STAKEHOLDERS (NEW INGLISTON LTD, MURRAY ESTATES LOTHIAN LTD, FSH AIRPORT (EDINBURGH) SERVICES LTD) AT LAND NORTH OF A8 WEST EDINBURGH**

<b>Item number</b>	7.1
<b>Report number</b>	
<b>Background Papers</b>	13/03146/PAN
<b>Wards</b>	A01 – Almond

**David R. Leslie**

Acting Head of Planning and Building Standards

Contact: Bruce Nicolson, Principal Practitioner

E-mail: [bruce.nicolson@edinburgh.gov.uk](mailto:bruce.nicolson@edinburgh.gov.uk) | Tel: 0131 529 3609

# REPORT ON FORTHCOMING APPLICATION BY IBG STAKEHOLDERS (NEW INGLISTON LTD, MURRAY ESTATES LOTHIAN LTD, FSH AIRPORT (EDINBURGH) SERVICES LTD) AT LAND NORTH OF A8 WEST EDINBURGH

## Summary

---

To inform the Development Management Sub-Committee of a forthcoming application for planning permission for a major mixed-use development at land north of the A8.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 8 August 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 owns land within the site boundary (Park and Ride Facilities). The application will need to be assessed to determine if there are 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 (13/03146/PAN) outlined drop-in public exhibitions held on 4 and 27 September 2013 at the Hilton Hotel, near Edinburgh Airport. 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](#)

# **REPORT ON FORTHCOMING APPLICATION BY IBG STAKEHOLDERS (NEW INGLISTON LTD, MURRAY ESTATES LOTHIAN LTD, FSH AIRPORT (EDINBURGH) SERVICES LTD AT LAND NORTH OF A8 WEST EDINBURGH**

## **1.1 Purpose of the Report**

To inform the Development Management Sub-Committee of a forthcoming application for planning permission for a major mixed-use development at land north of the A8.

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

## **1.2 Site description**

The application site is bounded by the A8 to the south, Eastfield Road to the west, the Gogar Burn to the north and fields to the east. Part of the site is currently occupied by park and ride facilities. The tram line runs through the site and the site contains one tram halt.

## **1.3 Site History**

Prior to 2004, the development plan did not support development in West Edinburgh beyond the boundaries of the airport and the Highland Showground unless related to the needs of agriculture and other uses appropriate to the rural character of the area. The land was, and remains, part of the Edinburgh Green Belt – and will remain so until the Local Development Plan is adopted sometime in 2015.

With the publication of the first West Edinburgh Planning Framework by the Scottish Government in 2003 and a finalised Rural West Edinburgh Local Plan (RWELP) later the same year, the prospect of commercial development in this location has increased, although support for such was principally related to the needs of the airport and showground. It was not until the publication of a revised West Edinburgh Planning Framework in 2008 that the prospect of, and support for, development beyond the boundaries of the airport and showground first emerged; and which is now a feature of the RWELP Alteration. The support for development is, however, qualified and dependent upon essential infrastructure being in place to support it. This support also includes acceptance in principle of a range of airport related and other ancillary uses e.g. conference facilities, considered important to the creation of a sustainable place.

The emerging replacement development plan through the approved Strategic Development Plan and Proposed Local Development Plan continue to support in principle development in West Edinburgh.

With regard to planning applications that have been submitted on land to the east of Eastfield Road, planning records show that applications for hotel and/or conference and leisure facilities have been consistently refused planning permission or withdrawn. The exception being the grant of planning permission for the Ingliston park and ride facility in July 2004 (ref: 04/00362/CEC).

Until circa 2010 the land was used as arable agricultural farm land. The Ingliston park and ride facility and a tram line and halt lie within the application site.

## 2. Main report

---

### 2.1 Description of the Proposal

The forthcoming application will be for Planning Permission in Principle.

It is anticipated that the development will comprise:

- Business and employment uses (Class 4 & 6),
- Hotels,
- Ancillary uses including retail (Class 1), financial and professional services (Class 2), food and drink (class 3), residential institutions (class 8), residential (Class 9), non-residential institutions (Class 10), assembly and leisure (Class 11), sui generis flatted development and other related associated works including car parking, servicing, access arrangements and public realm.

### 2.2 Key Issues

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

#### **a) the land use would be acceptable in principle having regard to the development plan**

Rural West Edinburgh Local Plan Alteration 2011 allocates the land for International Business Gateway, Park and Ride and Airport expansion.

Policy ED6a International Business Gateway states

“In recognition of its importance to the national economy, proposals for the development of an International Business Gateway within the boundaries defined on the Proposals Map will be supported. The following uses are supported in principle:

- International business development (*as described in paragraph 6.31*);
- Hotel and conference facilities;
- Uses ancillary to international business development, such as child nursery facilities, restaurants and health and sports clubs.

All IBG proposals must accord with the West Edinburgh Strategic Design Framework and be consistent with an approved master plan. Proposals should be acceptable in terms of:

- scale and location;
- accessibility by public transport, pedestrians and cyclists:-

The proposed uses will be assessed against this and other the criteria set out within the Local Plan.

**b) the design and layout are acceptable and accord with the development plan and the West Edinburgh Strategic Design Framework.**

Key design considerations will include;

- a) the creation of place,
- b) delivery of a development quality befitting a city gateway,
- c) a master planned and phased development which creates a cohesive place,
- d) a balance of uses and spaces which create an attractive environment,
- e) the height of the development and key views,
- f) open space and landscaping,
- g) a high quality palate of materials to both buildings and streetscape.

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

The proposal should deliver a sustainable travel pattern with pedestrian and cycle priority. Linkage to the existing urban area should be an early priority.

The site contains an area of land to be safeguarded for the expansion of the tram line to Newbridge.

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

The application will require an Environmental Impact Assessment (EIA).

In order to support it is anticipated the application the following supporting documents will be submitted:

- Transport Impact Assessment and Travel Plan
- Flood Risk Assessment including Drainage Strategy
- Drainage Impact Assessment
- Noise Impact Assessment
- Desk Top Archaeology Report
- Site Investigation
- Design and Access Statement
- Planning Statement
- Masterplan
- Phasing Plan
- Sustainability Statement Form
- Pre-application Consultation Report

### **2.3 Related proposals**

Proposals to develop enhanced car parking facilities at the Ingliston Park and Ride facility are expected to be brought forward through a separate application. It is important that proposals are integrated and the masterplanning processes aligned to ensure that development is co-ordinated and delivers the type and quality of place that is described in the West Edinburgh Strategic Design Framework.

### **2.4 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

**David R. Leslie**

Acting Head of Planning and Building Standards

# Appendix 1

## Location Plan



