

Development Management Sub Committee

Wednesday 6 November 2013

REPORT ON FORTHCOMING APPLICATION by CRAMOND AND HARTHILL ESTATE FOR DEVELOPMENT OF A GREENFIELD SITE FOR HOUSING AT CAMMO ESTATE, MAYBURY ROAD.

Item number	7.3
Report number	
Background Papers	1. 13/03999/PAN 2. Appendix 1
Wards	

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REPORT ON FORTHCOMING APPLICATION by CRAMOND AND HARTHILL ESTATE FOR DEVELOPMENT OF A GREENFIELD SITE FOR HOUSING AT CAMMO ESTATE, MAYBURY ROAD.

Summary

To inform the Development Management Sub Committee of a forthcoming planning application in respect of major residential development on land at Cammo Estate, Maybury Road, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 30 September 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 13/02999/PAN) outlined a series of public exhibitions to be held between 14th and 17th November 2013. 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 CRAMOND AND HARTHILL ESTATE OF A GREENFIELD SITE FOR HOUSING AT CAMMO ESTATE, MAYBURY ROAD, EDINBURGH.

1. Background

1.1 Purpose of the Report

To inform the Development Management Sub Committee of a forthcoming planning application in respect of residential development on land at Cammo Estate.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice on 29 September 2013.

1.2 Site description

The development site is currently agricultural land located on the western edge of Maybury Road just to the south of residential properties at Cammo Grove. To the west of the site lies Bughtlin Burn and Cammo Walk beyond. There are no buildings on the site.

1.3 Site History

There is no previous planning history.

2. Main report

2.1 Description of the Proposal

The application will be for planning permission in principle for the erection of a residential development. It is proposed that the application will come forward in the form of a masterplan identifying key features to be established on the site, including access points and landscaping.

2.2 Key Issues

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

- **the development would be acceptable in principle having regard to the development plan;**

The site is identified within the Rural West Edinburgh Local Plan as green belt land. The Proposed Local Development Plan identifies the site for residential development (Site HSG 20: Cammo). The proposed LDP identifies a capacity on the site of between 500- 700 dwellings. Any application will need to be assessed taking into consideration the current Development Plan and the emerging LDP and any submissions made to the proposed LDP.

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

The application will come forward with a masterplan to establish key features. The proposals will be considered as part of a workshop session with A&DS. The application will be supported by a Design and Access Statement.

- **access arrangements are acceptable in terms of road safety and public transport accessibility;**

New access points will be proposed onto Maybury Road. Consideration will need to be made of the impact on the wider road network at both Maybury and Gogar Junctions. The transport impact will be considered and a transport statement submitted with the proposals.

- **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 development and that there is sufficient infrastructure capacity. The proposals have been screened for Environmental Impact Assessment (EIA) and it has been concluded that an EIA will be required with the submission.

In addition the application will be required to consider the following matters;

- Sustainability;
- Flood Risk Assessment;
- Archaeology;
- Noise Impact;
- Tree Survey;
- Landscape Strategy;
- Habitats 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 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.

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Appendix 1

Location Plan

