

Development Management Sub Committee

Wednesday 29 January 2014

REPORT ON FORTHCOMING APPLICATION BY SOUTH EAST EDINBURGH DEVELOPMENT CO LTD (SEED CO) FOR RESIDENTIAL DEVELOPMENT AND ANCILLARY USES AT LAND 126 METRES NORTH OF 137 DRUM STREET, CANDLEMAKER'S PARK, EDINBURGH.

Item number	7.1
Report number	
Background Papers	1. 13/04896/PAN 2. Appendix 1
Wards	A16 - Liberton/Gilmerton

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Summary

To inform the Development Management Sub-Committee of a forthcoming planning application in respect of major residential development and ancillary uses on land 126 metres north of 137 Drum Street, 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 22 November 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 13/04896/PAN) set out proposed community engagement events. A public exhibition is to be held at Gilmerton Library on 3rd and 5th of February 2014 between 6:00- 20:00. Consultation with Gilmerton Community Council is to be confirmed.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

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 major residential development and ancillary uses on land 126 metres north of 137 Drum Street, 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 22 November 2013.

1.2 Site description

The site lies south east of Edinburgh and is situated north of Drum Street (A772), with access currently available from Candlemaker's Park. It is approximately 6 hectares in size, with a rectangular shape orientated north east. The site is currently in agricultural use and is in an area of Green belt, enclosed with trees and shrub planting running west, north and east of the site. The site gradually slopes to the south and east.

Abbey Lodge Hotel and residential buildings are located to the south east corner on Drum Street. To the west, the site is mainly lined by residential development on Candlemaker's Park. The designation of the Green Belt area extends north east, south and south west of the site.

A small triangular area of land to the south of site bounded by a road leading to the Drum Farm and Drum Wood is located north of the site and is not included within boundary line. The site is adjacent to category C listed walled garden north of site (ref 28056: listed 15 April 1996) and category C listed gardeners cottages (ref 43252: listed 15 April 1996).

1.3 Site History

No relevant planning history.

2. Main report

2.1 Description of the Proposal

The application will be for planning permission in principle (PPP) for residential development and ancillary uses. It is anticipated that the developer will prepare a masterplan identifying key features to be established on site, including access points and landscaping.

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 adopted Edinburgh City Local Plan (2010) designates the current site as Green Belt and part Historic Garden/ Designated Landscape- Inventory Site. The north east section outside the site contains Drum Wood which is identified as a Local Nature Conservation Site.

The Proposed Local Development Plan (LDP) designates the land as urban area, with the majority of the site allocated for housing (HSG 25) with an estimated capacity of 125 – 175 units.

The LDP continues to contain part of the site as Historic Garden/ Designated Landscape- Inventory Site. The north and east section outside the site boundary line continues to be identified as Green Belt and Local Nature Conservation Site.

Any application will need to be assessed taking into consideration the current Development Plan, the emerging LDP and any submissions made to the proposed LDP.

b) the design, layout are acceptable within the character of the area; and whether the proposal complies with the Edinburgh Design Guidance

It is anticipated that the proposal will come forward as a planning permission in principle application which will be supported by a masterplan. This will establish key features.

The Proposed LDP Gilmerton Site Brief contains a set of Development Principles which should be taken into account:

- Provide green network connections to Candlemaker's Park and pedestrian/cycle route through the site to link to proposal site HSG24 and the wider path network to the west of Drum Street.

- Opportunity to rationalise existing woodland planting on north and west edge of site, to integrate new development, amenity greenspace and existing residential areas.
- Provision of new tree belt of 30 m depth to the north and east of the site to form a new boundary to the green belt and The Drum as a site on the Inventory of Gardens and Designed Landscapes, and to enhance woodland habitat.

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

It is considered that access will be taken north of Drum Street, leading into Candlemaker's Park. The Proposed Action Programme details the following measures to be identified through transport assessments required to accompany the planning application:

- (T20) Gilmerton Crossroads;
- Gilmerton Rd / Drum Street Junction capacity upgrade;
- Upgrade bus stops and enhance peak capacity on Gilmerton Road;
- Drum Street cycle pedestrian crossing and connecting cycle pedestrian path through site to link through to SE Wedge Parkland; and
- Cycle link – Gilmerton Road to Lasswade Road.

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 development and that there is sufficient infrastructure capacity. Environmental Impact Assessment screening will need to be undertaken to decide if an Environmental Statement is required. It is anticipated that the following supporting information will be submitted:

- design and access statement;
- sustainability statement;
- transport information;
- air quality impact assessment;
- flood risk assessment;
- surface water management plan;
- site investigation (contamination); and
- archaeology 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 a new application is 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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Acting Head of Planning and Building Standards

