

Development Management Sub Committee

Wednesday 29 January 2014

REPORT ON FORTHCOMING APPLICATION by BARRATT / DAVID WILSON HOMES FOR A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING AND FOOTPATHS AT LAND 300 METRES WEST OF 200 MANSFIELD ROAD, BALERNO.

Item number	7.2
Report number	
Background Papers	1. 13/05039/PAN 2. Appendix 1
Wards	A02 – Pentland Hills

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Carla Parkes, Senior Planning Officer

E-mail: carla.parkes@edinburgh.gov.uk | Tel: 0131 529 3925

REPORT ON FORTHCOMING APPLICATION by BARRATT / DAVID WILSON HOMES FOR A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING AND FOOTPATHS AT LAND 300 METRES WEST OF 200 MANSFIELD ROAD, BALERNO.

Summary

To inform the Development Management Sub Committee of a forthcoming full planning application in respect of a residential development on land to the west of Mansfield Road, Balerno.

In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 4 December 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 13/05039/PAN) outlined a public exhibition to be held on 20 February 2014, between 4pm and 8pm, at Balerno Community Centre. 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 BARRATT / DAVID WILSON HOMES FOR A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED LANDSCAPING AND FOOTPATHS AT LAND 300 WEST OF 200 MANSFIELD ROAD, BALERNO.

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 residential development on a greenfield site to the west of Mansfield 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 site of the proposed application, which is approximately 16 acres in area, lies to the south of Cockburn Crescent and west of Mansfield Road, and is located to the south of the main settlement of Balerno. The site is in agricultural use, with a belt of trees on its western border. It lies within the Green Belt. Existing tree belts border the site to the south and a landscaped strip on the frontage of Cockburn Crescent lies on the site's northern boundary.

1.3 Site History

An application for planning permission in principle for a residential development at a 30.8 acre site, which includes the site of the currently proposed development, together with a similar sized area to the west, was refused on 21 November 2013 (ref; 13/02787/PPP).

2. Main report

2.1 Description of the Proposal

The proposal is for a residential development at this site. No details are provided at this stage regarding the means of access, layout or other matters relating to the proposed 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 proposal is subject to the provisions of policy E5 of the Rural West Local Plan, which restricts types of developments acceptable within the Green Belt to those relating to agriculture or other uses appropriate to the area's rural character, or where a countryside location is essential.

The proposal is not included within one of the Strategic Development Areas where new growth is directed in the Strategic Development Plan (SDP) spatial strategy. Scottish Ministers have required revisions to SDP policy 7 to allow sites both within and outwith identified Strategic Development Areas to be granted consent, in order to maintain an effective five year housing land supply. This allowance is nevertheless subject to the proposed development being in character with the area, not undermining Green Belt objectives and any infrastructure required by the development being committed or funded by the developer.

In approving the SDP the Scottish Ministers required the preparation of Supplementary Guidance to set out an overall housing requirement for each Council area and provide an indication of what this will mean in terms of development within and outwith Strategic Development Areas. This guidance is currently in draft form and is due for adoption by June 2014.

Policy Env10 of the emerging Edinburgh City Local Development Plan (LDP), permits new development in the Green Belt for the purposes of agriculture and related uses and where a countryside location is essential. The proposed local development plan will be revised to incorporate any additional housing land required to address the potential shortfall in housing land supply, as identified in the SDP Supplementary Guidance.

The application site is also included within a candidate Special Landscape Area in the proposed Local Development Plan.

b) the design and layout are acceptable within the character of the area;

No design details for the proposed development have been submitted at this stage. A key factor in the assessment of the application would be the potential impact of the proposed development on the character of the existing village and the surrounding countryside, which includes this Candidate Special Landscape Area. A design and access statement would be required as part of the relevant application.

The existing tree belts on the western and southern boundaries of the site are important landscape features, which requires due consideration. A tree survey and protection plan would be required as part of the relevant application.

c) there are any other environmental considerations

The applicant would be required to submit a Drainage Assessment and Surface Water Management Plan, including details of Sustainable Urban Drainage Systems in order to ensure that the proposed development does not have a detrimental impact on flood risk.

An update to the air quality impact assessment carried out in relation to the previous application may also be required, to consider any predicted changes in air quality. Ground investigations would also be required to ensure the site is made suitable for residential use.

The ecological assessment carried out in relation to the previous application would also require to be updated in order to establish the impact of the proposals on any protected species present.

There are no archaeological constraints affecting the site of the current proposal.

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

A full transport impact assessment was submitted in relation to the previous application, relating to both this site and land to the west. This assessment requires modification, to take account of the scale of development currently proposed and any change in conditions affecting road safety.

The results of this assessment would serve to inform the level of any relevant mitigation measures required in terms of traffic, public transport infrastructure improvements and other relevant matters.

e) infrastructural considerations;

A full assessment of infrastructural implications would be made at the application stage when sufficient information is made available. However, Scottish Water has advised that the developer would be required to fund any additional works required to service the development.

Contributions are likely to be required towards local educational provision, as part of any relevant planning permission.

f) sustainability;

The proposed development would be required to meet with current sustainability standards.

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



