

Development Management Sub-Committee

Wednesday, 27 August 2014

REPORT ON FORTHCOMING APPLICATION BY LORD DALMENY FOR A RESIDENTIAL DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE AND ENGINEERING WORKS AT LAND AT HARLAW GAIT, BALERNO

Item number 9.3
Report number
Wards A02

Summary

To inform the Development Management Sub Committee of a forthcoming planning application in principle for a residential development with associated infrastructure and engineering works on land at Harlaw Gait, Balerno. In accordance with the provisions of Planning etc (Scotland) Act 2006, the applicant submitted a Proposal of Application Notice on 12 June 2014.

Links

Coalition pledges
Council outcomes [CO7](#), [CO19](#), [CO23](#)
Single Outcome Agreement [SO4](#)

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Recommendations

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

Background

2.1 Site Description

The site is a 5.193 hectare area of land located to the north of Harlaw Gait and to the east of Bavelaw Gardens, within the Green Belt on the eastern edge of Balerno. It is an agricultural field used for grazing animals, with woodland on its western side and further groups of trees to the south east. The site slopes upwards from the north west to south east.

The category 'A' listed Mallyen House and Gardens are located immediately to the north east of the site (listed on 22 January 1971, reference number 27172). The gardens are included in the Inventory of Gardens and Designed Landscapes in Scotland.

The Bavelaw Burn runs to the west of the site and is separated by steep woodland and residential development. The site is mainly surrounded by belts of woodland, which are recorded in the Ancient Woodlands Inventory.

2.2 Site History

There is no planning history at this site. The remains of a disused Victorian Reservoir are located in the north western part of the site.

Main report

3.1 Description of the Proposal

An application will be submitted for a residential development at this site. The application will be for the principle of the development only. No details are provided at this stage, regarding the measure the means of access, layout or other matters relating to the proposed development.

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 site is located in the Greenbelt, as designated in the Rural West Edinburgh Local Plan (RWLP). 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 site is also included in the Greenbelt in the First and Second Proposed Edinburgh Local Development Plan. Policy Env10 of the Proposed Edinburgh City Local Development Plan permits new development in the green belt for the purposes of agriculture and related uses and where a countryside location is essential.

The area of woodland on the bank of the Bavelaw Burn, in the north western area of the site, is included within a site of Importance for Nature Conservation in the Rural West Edinburgh Local Plan. A further area of the site is included within a Site of Importance for Nature Conservation in the Second Proposed Local Development Plan.

The site has also been identified within the candidate Pentlands Special Landscape Area in the proposed Edinburgh Local Development Plan.

Any application will need to be assessed taking into consideration these designations.

b) there are any environmental or landscape issues associated with the proposals

A key factor in undertaking this procedure and assessing the relevant application would be the potential impact of the proposal on the character of the rural landscape which is included in this Candidate Special Landscape Area and on the setting of the category A listed, Malleny House and Gardens.

A Heritage Statement may be required as part of the forthcoming application, depending on the scope and content of the proposal to help establish the predicted impact of the proposals on the character and setting of the listed house and gardens.

A Landscape and Visual Impact Assessment and an associated Landscape Strategy would be required to help establish the impact of the development on the surrounding landscape and demonstrate any proposed mitigation measures.

Ecological surveys would be required to establish the presence and extent of habitation by protected species at this rural location and Site of Importance for Nature Conservation.

c) the design and 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 and no details of the design and layout have been submitted at this stage. However, depending on the results of any relevant Landscape Assessment, the height and layout of the proposed development may require to be controlled to safeguard the character of the surrounding rural and historic environment.

The mature woodland on the site boundaries and within the site makes a significant contribution to the area's landscape quality. A survey of these trees would be required to help establish the appropriate layout of any new development.

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

No details of access arrangements are provided at this stage. However, there is potential to provide vehicular access to the site from Harlaw Gardens.

Consideration will be needed regarding the impact of the proposals on traffic at local road junctions and the wider road network, as well as on local public transport provision. A Transport Impact Assessment would require to be submitted with the application. If approved, contributions would be sought towards transport infrastructure, in accordance with Council guidance on Developer Contributions and the provisions of the Local Development Plan Action Plan Programme.

Potential linkages to existing pedestrian routes will also require to be considered, in accordance with relevant development plan policy and the emerging Designing Streets guidance.

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e) there are any other environmental or infrastructural factors that require consideration

The applicant 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.

It is likely that a contribution would be required towards local educational provision, in accordance with the provisions of the guidance on Developer Contributions and relevant Development Plan provisions.

Archaeological investigations would be needed and may require safeguarding at locations such as the Victorian reservoir and the adjacent Designed Landscape at Malleny Gardens.

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

- Sustainable Urban Drainage Systems
- Ground conditions investigations
- Planning Statement

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.

Financial impact

4.1 There are no financial implications for the Council.

Risk, policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the risk is low.

Equalities impact

6.1 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

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 The proposal of application notice (reference 14/02373/PAN) outlined a public exhibition to be held on 23 August 2014 at Balerno Community Centre, as a further local event to be held at a time and place to be agreed. 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 Proposal Of Application Notice go to
- [Planning and Building Standards online services](#)

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Links

Coalition pledges

Council outcomes

CO7 Edinburgh draws new investment in development and regeneration.

CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Appendices

Location Plan

Location Plan

