

Development Management Sub Committee

Wednesday 28 January 2015

Consultation from Midlothian Council 15/00027/MLC for application at

**Land At Cauldcoats, Millerhill, Dalkeith
Application for planning permission in principle for residential development; erection of primary school; and mixed use development (this application is accompanied by an environmental statement submitted under the terms of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011).**

Item number	4.2
Report number	
Wards	MLC - Midlothian Council

Summary

This application consultation from Midlothian Council raises strategic planning policy issues associated with meeting the Strategic Development Plan housing requirement and has a number of potential cross-boundary impacts that need to be carefully considered and addressed. The strategic housing issues raised are for Midlothian Council to resolve. None of the cross-boundary issues are significant enough to justify an objection to this application. However, it is requested that Midlothian Council takes account of the cross-boundary issues raised in this report when considering this application and attach appropriate conditions or seek suitable legal agreements to address them, should the Council be minded to grant planning permission.

Links

[Policies and guidance for this application](#) ,

Report

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Recommendations

- 1.1 It is recommended that the response to this application consultation request is to raise no objection.

Background

2.1 Site description

The site is located on the City of Edinburgh Council boundary to the south west of Fort Kinnaird retail park between Whitehill Road and The Wisp/Millerhill Road. The site is currently used for agriculture, and forms part of the Edinburgh Green Belt. In addition, the site includes the former Niddrie bing and its associated ground condition problems.

2.2 Site History

This site is within the Midlothian Council area and therefore there is no history on file for the site. However, it is understood that there has been a previous proposal for residential development that failed to progress due to the problems associated with the unstable ground conditions. In addition, the site has been used for agriculture for a considerable time period.

Main report

3.1 Description Of The Proposal

The proposal is for the development of approximately 650 new houses (25% of which will be affordable), including access roads, open space, sustainable urban drainage and a new primary school. An indicative master plan has been submitted with the application.

3.3 Assessment

The proposal is for the erection of a housing development at Cauldcoats Farm adjacent to the City of Edinburgh Council Boundary. The site is identified within the adopted Midlothian Local Plan 2008 as being part of the Edinburgh Green Belt. Part of the site is also prime agricultural land.

Midlothian Council has been preparing a new Local Development Plan, to meet the requirements of the approved Strategic Development Plan (SDP) and the associated Housing Land Supplementary Guidance, which will supersede the adopted plan in due course. At the Main Issues Report stage the proposal site was identified as a reasonable alternative to meet the strategic housing requirement, with a preferred site of similar size being identified at Newton Farm to the south.

The proposed plan was approved by Midlothian Council's Planning Committee on 16 December. In making its decision the Committee decided to add the Cauldcoats Farm site as an additional housing site. The Proposed Plan now represents Midlothian Council's 'settled view' as to where development should be located. However, it should be noted that Midlothian Council has not yet prepared a plan showing the boundary of the proposed housing site. Furthermore, the period for representations, and subsequent examination, which has yet to commence will determine whether the proposal is retained, changed or removed from the Plan.

The housing proposal is contrary to the development plan. Therefore, if Midlothian Council is minded to approve the application it will have to be on the basis of there being compelling reasons to do so, for example, to meet the five year effective housing land supply.

The need to identify sufficient housing sites to meet strategic housing requirements as set out in the SDP and the selection of appropriate sites is a matter for Midlothian Council in bringing forward the Local Development Plan. However, given the site's location adjacent to the Edinburgh boundary it is important that any potential cross-boundary effects are assessed, and mitigated, where necessary, should this site be taken forward. The key issues for this Council are related to transport, landscaping and education infrastructure provision.

Transport

The applicant has carried out a transport assessment (TA) in support of the proposed development.

- 1) Junction Modelling
 - a) Niddrie Mains Road/Duddingston Park South/Newcraighall Road/Wisp Junction

As demonstrated in Table 7.17 of the TA this junction is predicated to operate approx 20% beyond its capacity when the Cauldcoats development is completed. However, this analysis has been modelled on the layout prior to the recent upgrade (late 2014) which introduced a new left turn lane on The Wisp.

Although no formal modelling has been carried out including this upgrade, it is anticipated that the junction will operate within its capacity with this development, committed CEC development and the 2020 base flow. However, it is requested that the developer's consultant is asked to remodel this junction and to submit the results to the Council's head of Transport.

b) Eastern Development Access -Whitehill Road South/Whitehill Road North

This junction is shown to operate well within its theoretical capacity at all peak teams in all scenarios bar the full Shawfair build out (para7.3.2 of TA). Fig 4.5 of the TA indicates removal of a traffic island within the Edinburgh boundary is required. A Roads Scotland Act permit will be required from this Council to carry out this work. The developer will be expected to provide alternative crossing facilities to the satisfaction of City of Edinburgh Council. In addition, Whitehill road is identified as the main access road for heavy good vehicles travelling to and from the new recycling facility at Millerhill. The TA does not take the cumulative impact of this into account and therefore should be revised accordingly.

c) The Wisp/Greendykes South development junction

This junction has recently been completed but is not yet operational. It is envisaged that this will form a public transport route from Shawfair through Cauldcoats to the Royal Infirmary Edinburgh (RIE) and Edinburgh city centre. Therefore, it is requested that Midlothian Council investigate whether signals with bus priority (or a suitable alternative, e.g. provision of a right turn lane) should be installed at this junction as part of the legal agreement with the developer.

2) Public Transport

Figs 3.9 and 3.10 of the TA indicate potential bus routes through this site and Greendykes South. This is to be welcomed and will result in an increase of use of the public transport link to the RIE and provide direct and convenient bus route access to health services for many residents in Midlothian and east Edinburgh (and potentially East Lothian). The council would welcome further discussions on the potential of these routes with Midlothian and/or the developer at an appropriate stage in the future.

3) Other Transport Matters

All other sections of the TA (cross boundary cycle access etc) appear to be appropriately addressed. It is anticipated that Midlothian Council will address these matters in its assessment of the application proposals.

Landscape

The site lies at between 40 - 60 m AOD and is identified in the Edinburgh Green Belt Study as part of Landscape Character Area 46, Danderhall Settled Farmland. This study did not identify that the area had capacity for development. Despite the influence of the urban edge, the well managed farmland was found to contribute to the city's landscape setting and 'is valuable in providing an open foreground to view of the city skyline from the south and east.' (Edinburgh Green Belt Study - Stage 2, p. 71).

Whilst development within the site would tend to be screened from the city to the north and west by the ridgeline of the Wisp, it would be visible from the A1 and the south-eastern areas of the city e.g. Arthur's Seat, Craigmillar, Niddrie and Newcraighall. Development of the site along the existing urban edge, defined as 'Area A' in the Edinburgh Green Belt Study, would be perceived as merging with Edinburgh. Therefore, it is essential that the layout should seek to integrate new development with the existing townscape to the north and west and to maximise potential for cross boundary green network links, including habitat connections.

The masterplan open space proposals should seek to connect to the South East Wedge Parkland to the west and additionally to southwest along The Wisp, where the development is somewhat contained; to Hunters Hall Park to the northwest and land at Cleikum, Newcraighall Industrial Estate and Fort Kinnaird to the north.

The proposed woodland edge to the south of the site should be increased in width in order to provide a suitable urban edge boundary treatment, allowing adequate space for native woodland tree species to achieve full height and spread without physical conflict with proposed dwellings or obstructing sunlight to this southerly aspect. This is also considered essential if the land to the south is to be retained within the Green Belt in the longer-term.

The extent of tree planting within proposed open spaces should also be increased to provide a robust long-term landscape structure throughout the site to integrate development with its setting.

Views to the backdrop of Arthur's Seat from the surrounding road network should be retained where possible.

Education

The school catchment boundaries for denominational and non-denominational schools in Edinburgh and Midlothian adhere to the respective council boundaries. Therefore, the proposed development does not have any cross boundary implications for education provision in Edinburgh. However, it is requested that City of Edinburgh Council's Director of Children and Families is kept informed of any issues that may arise in this regard as the application progresses.

Conclusion

This application raises strategic planning policy issues associated with meeting the SDP housing requirement and has a number of potential cross-boundary impacts that need to be carefully considered and addressed. The strategic housing issues raised are for Midlothian Council to resolve. None of the cross-boundary issues are significant enough to justify an objection to this application. However, it is requested that Midlothian Council takes account of the cross-boundary issues raised in this report when considering this application and attach appropriate conditions or seek suitable legal agreements to address them, should the Council be minded to grant planning permission.

It is recommended that this application be raise no objection.

3.4 Conditions/reasons/informatives

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

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

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

No representations were received for this consultation.

Background reading/external references

- To view details of the application go to:

[Midlothian Online Planning Applications: 14/00910/PPP](#)

Statutory Development**Plan Provision****Date registered** 5 January 2015**Drawing numbers/Scheme** ,**David R. Leslie**

Acting Head of Planning and Building Standards

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Links - Policies

Appendix 1

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Consultations

No consultations were carried out for this inter-authority consultation.

END