

# Development Management Sub-Committee

Wednesday 22 April 2015

**REPORT ON FORTHCOMING APPLICATION BY CASTLE ROCK EDINVAR HOUSING ASSOCIATION LIMITED FOR PLANNING PERMISSION FOR PROPOSED DEVELOPMENT OF AROUND 180 NEW BUILD HOMES, A MIXTURE OF HOUSES AND FLATS ACROSS A RANGE OF TENURES AT LAND BOUNDED BY LONGSTONE ROAD, LONGSTONE VIEW, LONGSTONE GARDENS, CALDER ROAD, LONGSTONE CRESCENT AND THE MURRAY BURN.**

Item number	9.4
Report number	
Wards	A12 – Leith Walk

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of a major development for a 180 homes, a mixture of houses and flats.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice (reference: 15/00353/PAN) on 28 January 2015.

## Links

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Coalition pledges	
Council outcomes	<a href="#">CO7</a> , <a href="#">CO19</a> , <a href="#">CO23</a>
Single Outcome Agreement	<a href="#">SO4</a>

# **Report on forthcoming application by Castle Rock Edinvar Housing Association Limited for planning permission for proposed development of around 180 new build homes, a mixture of house and flats across a range of tenures at land bounded by Longstone Road, Longstone View, Longstone Gardens, Calder Road, Longstone Crescent and the Murray Burn.**

## **Recommendations**

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

## **Background**

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### **2.1 Site Description**

The site lies south of the Calder Road, to the west and south of HMP Saughton. It is bound to the south by established residential properties in Longstone Crescent and Longstone Road.

The Prison wall provides a strong physical boundary to the east of the site, with the linear layout of properties in Longstone Gardens lying to the west.

The site is currently undeveloped, with the exception of a Prison Officers Club house in the south western corner. The site is undulating, mainly scrub land with some established trees on the northern edge next to Calder Road. A Right of Way runs to the north of the Murray Burn from Longstone Road to Stenhouse Mill Lane. Access to the southern side of the site is currently restricted.

The Murray Burn runs through the southern sector of the site, with the Water of Leith meandering around the south eastern corner.

### **2.2 Site History**

There is no relevant planning history relating to the site.

A prior notification for demolition of the Prison Officers Club was submitted on 19 February 2015 (application reference 15/00687/PND).

Planning permission was granted on 8 January 2015 at Stenhouse Prison (eastern side) for the erection of a new Women's Regional Unit at HMP Edinburgh, including the provision of a new secondary access point from Calder Road Gardens and the provision of site landscaping (application reference 14/03737/AMC).

The Water of Leith Flood Defence Scheme (application reference 03/04204/CEC) between Bonnington and Longstone, adjacent to Murray Burn between Longstone Road and the confluence with the Water of Leith, Harlaw Reservoir and Threipmuir Reservoir, was granted consent on 14 July 2004.

A revision to the Flood Defence Works at this locality was granted on 15 August 2006; (application reference 06/00761/CEC).

## Main report

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### 3.1 Description of Proposals

An application will be submitted for detailed planning permission for around 180 homes, a mixture of houses and flats. Indicative drawings associated with the public consultation exercise propose that the majority of the development would be located to the northern side of the site fronting Calder Road, following the linear form of the adjacent Longstone Gardens with a crescent form of development to the west of the prison wall. Development is also proposed in a sector of land between Longstone Road and the Murray Burn, currently where the Prison Officers' Club house is located. The indicative drawings show a range of heights across the site from two to four storeys.

### 3.2 Key Issues

The key issues that require to be addressed include whether:

**a) the principle of the proposed use is acceptable;**

The Edinburgh City Local Plan (2010) identifies the site as protected open space where policy OS 1 is applicable.

The Second Proposed Local Development Plan identifies the site as open space where policy Env 18 and Env 19 are relevant. The LDP Housing Land Study 2014 identified the site as a potential windfall site with an estimated capacity of 189 dwellings.

The applicant will be required to demonstrate that the loss of the open space will not be detrimental to open space provision within the locality.

**b) the scale, design and height of the proposals are acceptable;**

Indicative drawings have been submitted with the PAN proposal. The proposal will be assessed in accordance with the Edinburgh Guidelines for Design and will need to meet Daylight Privacy Sunlight Criteria.

The proposal will be required to contribute to a sense of place with design drawing upon positive characteristics of the surrounding area. The proposal should incorporate the existing trees on the site and respect the flood management area.

A good amenity should be created for the residents. Community security is important in this location having regards to neighbouring uses and this should be encouraged through good thoroughfares and natural surveillance. Quality public realm and green spaces should be provided.

**c) the proposal will affect highway safety;**

The application proposals will be required to demonstrate how it is intended to meet Council's guidelines on Parking Standards.

The development lies to the south of the Tram Line and the distance will be assessed to establish if the development is required to make a contribution to the Tram network and to satisfy the terms of the West Edinburgh Transport Appraisal.

**d) the proposal satisfies air quality;**

The application proposals will be required to be supported by an Air Quality Assessment to the satisfaction of Environmental Assessment having regards to the new Local Transport Strategy.

**e) the proposal will meet sustainability criteria;**

The applicant will be required to submit a sustainability assessment for the proposal.

**f) the proposal affects archaeology within the site;**

The City Archaeologist has advised upon early site investigation. A programme of archaeological works will be secured through the planning permission.

**g) the proposal provides appropriate landscaping and biodiversity;**

The applicant will be required to submit a detailed landscaping plan that meets with the objectives of the Edinburgh Design Guidance. An Extended Phase 1 Habitat Survey will be required given the close proximity to the Water of Leith Biodiversity Site and the Murray Burn within the site.

**h) the proposal will pose a flooding risk;**

The site sits to the north of an area of land identified as Important for Flood Management. The application should be accompanied by a Flood Risk Assessment. A SUDs scheme will be required. Policy Env 17 of the Edinburgh City Local Plan and policy Env 21 of the second proposed Edinburgh Local Development Plan applies.

### **3.3 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 application is received, and consultees and the public have the opportunity to comment.

### **Financial impact**

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4.1 It is likely that the application will be subject to a legal agreement.

### **Risk, policy, compliance and governance impact**

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

### **Equalities impact**

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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**

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

### **Consultation and engagement**

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8.1 The proposal of application notice (reference 15/00353/PAN) outlined a public exhibition held on 18 and 19 February 2015 at Slateford/Longstone Church Hall, 52 Kingsknowe Road North. The results of the community consultation will be submitted with the application as part of the Report on Community Consultation.

### **Background reading/external references**

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- 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

