

Development Management Sub Committee

report returning to Committee - Wednesday 29 July 2015

Application for Planning Permission in Principle 05/01358/OUT

**At Land At Greendykes North, Greendykes Road, Edinburgh
Residential development and public open space at approx 80
units per ha on 9.5 ha of land enclosed by Greendykes
Avenue and Greendykes Road (outline application) and
submitted housing design guide.**

Item number	6.4
Report number	
Wards	A17 - Portobello/Craigmillar

Recommendations

It is recommended that this application be Granted subject to the details below.

Background information

The application was granted subject to a legal agreement at the Development Management Sub-Committee on 23 August 2006. The legal agreement included developer contributions for affordable housing and transport infrastructure.

The legal agreement has not yet been concluded.

The application is now classed as a legacy case and as it is more than a year old, the procedures approved by Planning Committee on 15 June 2015 apply. Therefore, this application requires to be considered by the Development Management Sub-Committee due to the more updated development plans, changes in policy and guidance revisions.

Main report

On 23 August 2006 the Development Sub-Committee was minded to grant the application subject to a legal agreement covering matters relating to affordable housing and transport.

Affordable Housing

At the time of submission of the application, the affordable housing in the local plan (South East Edinburgh Local Plan) did not require additional affordable housing in the Craigmillar ward as it was defined as being a Nil ward for affordable housing provision. Upon adoption of the Craigmillar Urban Design Framework (CUDF) on 29 September 2005, an overall target of 20% affordable housing was agreed for the Craigmillar regeneration area.

Therefore, at that time, 20% affordable housing was required for this large site and a legal agreement was required to secure this.

The applicant is willing to meet the current affordable housing requirement in Edinburgh City Local Plan Policy Hou 7 which is 25% affordable housing provision for 12 or more units and is an Edinburgh-wide policy. This complies with current policy and is welcomed.

Affordable Housing has been provided on Phase C by 21st Century Homes and this partially contributes towards the developer contribution relating to the provision of affordable housing.

Transport

Transport contributions were required towards public transport and road network improvements in the Greendykes/Craigmillar area. A commuted sum (not determined) was sought. The costs would be a proportion of the total works (including bus lanes on Niddrie Mains Road). Other transport contributions related to the Homezone (parking and junctions), safer routes to school and speed control measures.

The Transport contributions will be based on £500 per residential unit to be delivered on the remaining phases in the masterplan area. It will be subject to the eventual units actually constructed. It is expected that approximately 500 units will be built on the undeveloped part of the masterplan area.

Two phases of the masterplan site have been constructed under full i.e. detailed planning permissions (06/03921/FUL, 06/04061/FUL and 08/03553/FUL & VARY). A contribution (£28,000) has already been paid towards the developer contributions.

Transport has confirmed that this is acceptable.

Conclusion

The applicant is willing to provide 25% Affordable Housing across the masterplan site. This complies with current Affordable Housing Policy and exceeds the 20% previously sought under the then policy applicable at the time of the application submission. More affordable housing will, therefore, be provided and this is welcomed.

Transport contributions are proportionate for the masterplan area and contributions paid for the other developments existing on the site will be taken into account.

Therefore, the application now meets the current requirements relating to affordable housing and will contribute a proportionate amount of developer contribution to improve transport infrastructure to support the development.

It is recommended that the application be granted subject to the conclusion of a legal agreement to reflect the updated position regarding affordable housing provision and transport contributions. The recommendation for approval is also subject to the conditions and informatives already contained in the report to the Development Sub-Committee of 23 August 2006.

Links

Policies and guidance for this application

SEH02, SEH04, SEH05, SEH08, SEH10, SET01, SET06, SET07, SET08, SET09, SEI01, SEDQ01, SEDQ06, NSACC, NSFLO, NSHAFF, NSMDV, NSOS, NSP, NSQULA, NSSAFE, NSSPSD, NSTRAM, NSG, SEI02,

A copy of the original Committee report can be found in the list of documents at

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=IFNOEREF1000>

Or Council Papers online

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