

Development Management Sub Committee

Wednesday 12 August 2015

Report for forthcoming application by

Barratt David Wilson Homes. for Proposal of Application Notice

15/02405/PAN

At Land 300 Metres West Of 200, Mansfield Road, Balerno Residential development with associated landscaping, footpaths, openspace, parking etc.

Item number	9.3
Report number	
Wards	A02 - Pentland Hills

Summary

To inform the Development Management Sub-Committee of a forthcoming planning application in principle 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 22 May 2015.

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 application site, which is approximately 31 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, traversing the field from north to south. Existing tree belts border the site to the south and west.

2.2 Site History

21.11.2013 - Planning permission in principle refused for residential development with associated landscaping, footpaths and roads (Ref: 13/02787/PPP).

25.03.2014 - Appeal of the above decision dismissed (Ref 14/00006/REF).

Historical maps have revealed the presence of a clay tile works at the site in the mid 1800's.

Main report

3.1 Description Of The Proposal

The proposal, which is in principle only, 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.

3.2 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 Green Belt as defined in the Rural West Edinburgh Local Plan (RWLP) and the emerging Proposed Local Development Plan (LDP). The proposed residential development would be a non conforming use within the Green Belt and is therefore contrary to RWELP Policy ENV 5 (Development of the Green Belt and Countryside Areas) and ENV 10 (Development in the Green Belt and Countryside).

The site does not lie within a Strategic Development area as identified by the Strategic Development Plan (SES Plan).

The site has also been identified as a candidate Special Landscape Area, for potential designation in the Proposed Edinburgh Local Development Plan (LDP).

b) if the principle of the development is considered acceptable is the design and layout acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

No design details for the proposed development have been submitted at this stage as the application is in principle only. The existing tree belt at the site is an important landscape feature which may require to be incorporated in any relevant development scheme. A survey of these trees would require to be submitted with any relevant application and a requirement for the provision of suitable landscape scheme to reinforce such belts made a condition of any relevant planning consent.

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

A transport impact assessment will be required to support this planning application.

Financial contributions will be sought as part of any relevant planning permission towards safer routes to school and public transport infrastructural improvements.

d) there are any other environmental factors that require consideration;

The applicant will also be required to submit sufficient information to demonstrate that there would be no adverse impact on flood prevention or air quality in the area and that ground conditions are suitable for residential development. A full ecological assessment would also be required in order to establish the impact of the proposals on any protected species.

An archaeological investigation will also be required as initial investigations have indicated that the site was occupied in the mid 1800's by a tile works.

The infrastructure requirements to support this site are not yet known as it is located within the Green Belt. Sufficient information will be required to be submitted with any relevant planning application in order to allow an assessment of such needs. Contributions, however, are likely to be required towards services, such as local educational provision, as part of any relevant planning permission.

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

In order to support the application the following supporting documents may be required:

- Design and Access Statement;
- Ecology Survey;
- Tree Survey;
- Noise information
- Sustainability information;
- SUDS / surface water management information;
- Archaeology information;
- Site Investigation information;
- Air Quality information;
- Landscape and Visual Impact Assessment; and
- Transport Information.

3.3 Assessment

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

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 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 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (Ref: 15/02405/PAN) outlined a public exhibition to be held on 25 June 2015, 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 proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

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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.

Location Plan



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