

Development Management Sub Committee

Wednesday 12 August 2015

Report for forthcoming application by

Sheratan Ltd. for Proposal of Application Notice

15/03214/PAN

**At South East Wedge Development Site, Old Dalkeith Road,
Edinburgh**

**Residential Development, Community Parkland and Ancillary
Uses.**

Item number	9.5
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application for residential development, community parkland and ancillary uses.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 as amended, the applicant submitted a Proposal of Application Notice (reference: 15/03214/PAN) on 8 July 2015.

Links

Coalition pledges	
Council outcomes	CO7, CO19, CO23
Single Outcome Agreement	SO4

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At South East Wedge Development Site, Old Dalkeith Road, Edinburgh Residential Development, Community Parkland and Ancillary Uses.

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 approximately 70 hectares in area and sits within the southeast of Edinburgh.

It is bounded to the south by Old Dalkeith Road. To the east is the Wisp, which forms the boundary with Midlothian. East of the Wisp is the settlement of Danderhall. To the north are open fields with the areas of Greendykes and Craigmillar beyond and to the west are fields adjacent to the BioQuarter.

The land is located within the Green Belt and contains an area within a Local Nature Conservation Site and an area of importance for flood management. The site is designated as an open space proposal in the adopted local plan. These designations are also included in the Second Proposed Local Development Plan.

The eastern section of the site includes a field enclosure which is a scheduled ancient monument.

Access is currently taken from the Wisp and Old Dalkeith Road.

2.2 Site History

Relevant applications within the area:

14 February 2008 - outline planning permission for an 80 bed private hospital on the site of the former house, granted subject to a legal agreement to secure the reinstatement of the designed landscape including use of the policies as a country park and transport contributions (reference 04/03551/OUT).

27 July 2010 - outline planning permission for a residential care village on the field to the south of the hospital site (and south and west of this application site), granted subject to a legal agreement to secure a landscape strategy and transport contributions (reference 08/00934/OUT).

27 July 2010 - outline planning permission for the erection of a care home in the walled garden (to the west of this site), granted subject to a legal agreement to secure a landscape strategy and transport contributions (reference 08/00936/OUT).

6 December 2011 - Proposal of Application Notice for residential development of two storey houses with associated roads and landscaping on land to the west of the site (and access to the north) (reference 11/03928/PAN).

8 November 2011 - full planning permission granted to form access road at the north of the site to serve private hospital, care home, care village (reference 11/02143/FUL).

11 November 2011 - listed building consent granted to relocate existing stone gate posts at the East Lodge (reference 11/02145/LBC).

6 June 2012 - section 42 application to extend the outline hospital consent (04/03551/OUT) for a further 3 years, approved subject to a legal agreement to deliver the landscape restoration and remaining transport matters in accordance with the original hospital consent. The legal agreement has not been signed (reference 12/00764/FUL).

11 October 2012 - planning permission for residential development with associated roads and landscaping refused on land largely to the west of the site in the walled garden and eight acre field. The decision to refuse the application was appealed to the Scottish Ministers. The appeal was allowed, subject to a legal agreement, and a decision notice was issued on 20 September 2013 (reference 12/01624/FUL).

3 April 2013 - Proposal of Application Notice submitted covering a wider site for residential development and ancillary uses and formation of community parkland (reference 13/00928/PAN).

5 November 2013 - Proposal of Application Notice submitted for an amendment to existing consent 12/01624/FUL for residential development to amend housing mix on land largely to the west of the site (reference 13/04630/PAN).

23 December 2013 - application submitted on the same site for a cemetery, crematorium, memorial garden, chapel of rest and associated development (reference 13/05302/PPP).

15 April 2014 - listed building consent granted to alter and renovate derelict listed south lodge (545 Old Dalkeith Road) to form single dwellinghouse, with associated access and landscaping (reference 14/00695/LBC).

24 April 2014 - application granted for renovations and alterations to the listed south lodge (545 Old Dalkeith Road) to form single dwellinghouse with associated accesses and landscaping (reference 14/00694/FUL).

25 November 2014 - application granted to amend existing consent 12/01624/FUL (residential development) to revise housing mix and elevations (reference 14/00578/FUL).

12 February 2015 - Reporter from the Department of Planning and Environmental Appeals granted planning permission in principle for residential development, ancillary uses and associated development (reference 14/01057/PPP).

23 April 2015 - planning permission was granted for ground stabilisation works (reference 14/01166/FUL).

23 April 2015 - application granted for a cemetery (including provision for woodland burials), memorial garden, chapel of rest and associated development (reference 13/05235/PPP).

9 July 2015 – Proposal of Application Notice submitted for development of public parkland on part of the site covered by this PAN (reference 15/03231/PAN).

Main report

3.1 Description Of The Proposal

An application will be submitted for residential development, community parkland and ancillary uses. No details have been submitted regarding number of units, type of housing, siting of the different uses, means of access or the nature of the ancillary uses.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The principle of the development is acceptable in this location;

The site is designated as Green Belt in the Edinburgh City Local Plan (ECLP) and the Second Proposed Local Development Plan (LDP).

The site is also located within an area of open space with areas of importance for flood risk management and a local nature conservation site.

The proposals are therefore contrary to policy and a reasoned justification to allow development will be required.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

A design and access statement will be required to accompany the application.

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

The proposal should have regards to transport policy of the Edinburgh City Local Plan and Designing Streets. Consideration should be given to the impact on traffic flows on local roads and access to public transport. If more than 100 houses are proposed, a Transport Assessment will be required.

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

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including flooding and the local nature conservation site. Screening will also be carried out to determine whether an Environmental Impact Assessment is required. In order to support the application, the following documents will be submitted (this list is not exhaustive):

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Land and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Noise Impact Assessment; and
- Phase 1 Habitat and Protected Species Survey.

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 application is 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

Pre-application consultation will take place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 15/03214/PAN) outlined a public exhibition to be held on 18 August 2015 at the Hays Business Centre. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

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.

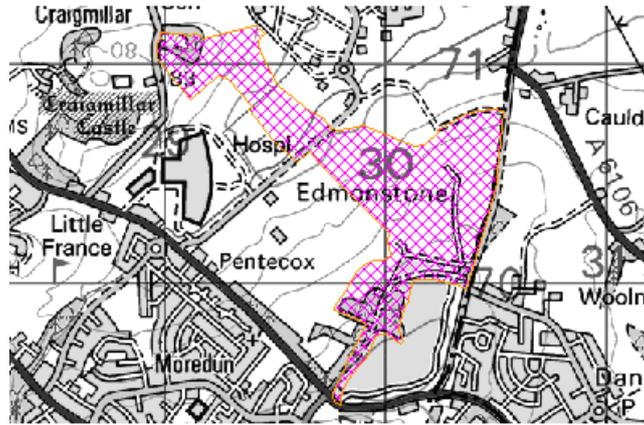
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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