

Development Management Sub Committee

Wednesday 23 September 2015

Report for forthcoming application by

Cala Management Ltd. for Proposal of Application Notice

15/03458/PAN

**At Land 150 Metres South West Of 28, Newmills Road,
Balerno**

**Residential development and linear park with associated
infrastructure and ancillary works.**

Item number 9.3

Report number

Wards A02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for full planning permission for a residential development and linear park with associated infrastructure and ancillary works on a greenfield site with an area of 8 hectares located to the west of Newmills Road, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended, the applicants submitted a Proposal of Application Notice 15/03458/PAN on 22 July 2015.

Links

Coalition pledges

Council outcomes CO7, CO19, CO23

Single Outcome Agreement SO4

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 is a field in agricultural use located to the west of Newmills Road and lies on the northern edge of Balerno. The site gently slopes down from north to south.

2.2 Site History

28 July 1999 - outline planning permission refused for the erection of a residential development due to it being contrary to development plan policies in relation to green belt, greenfield housing sites and traffic impact (application reference: 98/02158/OUT).

09 August 2000 - Mixed use development including; residential development, commercial development, leisure development, car parking facilities, road development consisting of 10m single carriageway local widening at junctions 2m footway and verges (application reference: 00/00429/OUT).

14 July 2003 - subsequent appeal dismissed (DPEA reference: P/PPA/230/272).

Main report

3.1 Description Of The Proposal

An application for full planning permission will be submitted for a residential development and linear park with associated infrastructure and ancillary works.

No details have been submitted regarding the number or mix of units, layout or design of the proposed scheme.

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 located within the Green Belt in the adopted Rural West Edinburgh Local Plan (RWELP) but has been promoted for residential development in the emerging Second Proposed Local Development Plan (LDP). It is known as Newmills Road (HSG 37).

The Second Proposed LDP is subject to examination by the Scottish Ministers who are considering outstanding representations made against the allocation of housing on the site.

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

Development of the site should accord with the development principles identified in the Second Proposed LDP with regard to vehicular access, the formation of a linear park and a defendable green belt boundary, in addition to the Edinburgh Design Guidance.

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

The proposals should have regard to transport policies in RWELP and LDP and Designing Streets. The impact on traffic flows on local roads and access to public transport will have to be demonstrated.

d) There are any other material considerations and/or environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate the site is capable of accommodating the proposed development and that there is sufficient infrastructure capacity.

The site is located within the South West Edinburgh Education and Transport contribution zones in the Second Proposed Action Programme. The applicant would be expected to make a proportionate contribution to extend Currie Primary School, upgrade Gillespie Crossroads and extend Hermiston Park and Ride.

The provision of a playspace within the site would also address a deficiency in the Council's Playspace Standard in the Play Action Plan. The proposal will also have to provide 25% affordable housing on-site.

The following supporting documents will be required to enable the determination of the application:

- Pre-Application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Landscape and Visual Impact Appraisal;
- Tree Survey;
- Flood Risk Assessment and Surface Water Management Plan;
- Habitat and Protected Species Survey;
- Archaeological Evaluation;
- Air Quality Impact Assessment; and
- Sustainability Assessment.

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

Financial impact

4.1 The forthcoming application may 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 (reference: 15/03458/PAN) outlined one public exhibition to be held on 19 August at Balerno High School.

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](#)

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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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