

Development Management Sub Committee

Wednesday 18 November 2015

Report for forthcoming application by

Sheratan Ltd. for Proposal of Application Notice

15/03929/PAN

**At Land 90 Metres West Of 20, The Wisp, Edinburgh
Residential development and associated uses.**

Item number	9.2
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a residential development and associated uses at land 90 metres west of 20 The Wisp, 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 on 21 August 2015 (reference: 15/03929/PAN).

Links

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

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The development site, covering an area of 3.1 hectares, lies to the south-east of Edinburgh and is currently undeveloped greenfield land.

The site is separated from Hunter's Hall Public Park to the north by a belt of mature trees. Immediately to the east is an operational building and timber supplies yard with greenfield land beyond. This land lies within Midlothian Council's area and is covered by proposal Hs0 (350 houses) in the proposed Midlothian Local Development Plan. To the south is a wedge-shaped site occupied by a commercial premises and a number of residential properties with undeveloped greenfield land beyond. The land to the west is currently greenfield. However, the site is covered by Edinburgh City Local Plan housing proposal HSG 5 and there is an extant planning permission for residential development.

2.2 Site History

2 September 2015 - Application received for class 6 (storage and distribution) - formation of builders supply yard as extension to existing yard (application number: 15/04151/FUL). This application is currently pending consideration. The proposal covers only the eastern half of the site.

Neighbouring Sites

Land 213 Metres Southwest Of 22 The Wisp

10 July 2013 - An application was received for a residential development (comprising 72 units) and associated works on the site to south (application number: 13/02660/FUL). An appeal against the non-determination of the application is currently with the Scottish Government.

Land At Greendykes Road

22 July 2010 - Planning permission in principle for residential development (as amended) was granted (application number: 07/01644/OUT).

26 October 2012 - Approval of matters specified in condition application was approved for residential development including detailed site layout plan showing position of buildings, roads, footpaths, parking areas, cycle parking, walls, fences, landscaping, details of existing and finished levels, flood attenuation details (matters listed in conditions 3, 5(i), (iii), (v) of planning consent 07/01644/OUT) (application number: 12/01109/AMC).

1 February 2013 - Permission granted for engineering works, re-grading of land and landscaping to facilitate new residential development associated with planning application reference 12/01109/AMC on land at Greendykes Road Edinburgh (application number: 12/03189/FUL).

21 February 2013 - Permission granted for residential development (Affordable Housing - 122 Units) (Amended to 126 units) on Land at Greendykes Road Edinburgh Greendykes Masterplan Area AH2 (application number: 12/03665/AMC).

3 April 2013 - Proposal of Application Notice approved for residential development and ancillary uses and formation of community parkland at South East Wedge Development Site Old Dalkeith Road Edinburgh. (application number: 13/00928/PAN).

18 April 2013 - Application submitted for residential development comprising 145 private residential units, part of Greendykes Masterplan Site areas C and D associated with planning application reference 12/01109/AMC on Land At Greendykes Road Edinburgh (application number: 13/01342/FUL).

Main report

3.1 Description Of The Proposal

An application for planning permission in principle will be submitted for residential development and associated uses. No details have been submitted regarding number of units, type of housing, means of access or the nature of the associated 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 also forms part of the South East Wedge parkland green space proposal, as designated by the ECLP and the Second Proposed LDP.

The proposals are therefore contrary to policy and a reasoned justification to allow development within the Green Belt and a Greenspace Proposal will be required.

Consideration will need to be given to Scottish Planning Policy and Policy 7 of the Strategic Development Plan in terms of the requirement to maintain a five year effective housing land supply.

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

The application will be for planning permission in principle. 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 regard to transport policies of the Edinburgh City Local Plan and the Edinburgh Street Design Guidance. The site is not identified for housing development under the Second Proposed LDP. Therefore, the proposal together with other proposed housing developments in the south-east of the city should be considered for their cumulative impact on traffic flows, roads infrastructure and access to public transport.

d) Impact on education infrastructure can be addressed;

The proposal will need to be considered within the context of the Second Proposed LDP Action Programme and the Council's Developer Contributions and Affordable Housing Guidance.

e) 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. In order to support the application, the following documents will be required:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Land and Visual Impact Assessment;
- Ground Conditions Report;
- Flood Risk Assessment and Surface Water Management Plan/SUDS;
- Air Quality Impact Assessment;
- Archaeological Evaluation; 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 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: 15/03929/PAN) outlined a public exhibition to be held on 4 November 2015 at Hays Business Centre, 4 Hays Avenue, Edinburgh. 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](#)

David R. Leslie

Acting Head of Planning and Building Standards

Contact: Alexander Gudgeon, Planning Officer

E-mail:alexander.gudgeon@edinburgh.gov.uk Tel:0131 529 6126

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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