

Development Management Sub Committee

Wednesday 13 January 2016

Application for Planning Permission 15/03075/FUL At Land 100 Metres North Of 86, Longstone Road, Edinburgh Residential development of 157 new build homes, a mixture of houses and flats and mixed tenures (as amended).

Item number	7.2
Report number	
Wards	A07 - Sighthill/Gorgie

Summary

Although the proposal is contrary to the Development Plan, in that it would develop a site currently designated as open space, it would allow for the redevelopment of an urban site which has been neglected and under utilised in recent years. While the site is designated as open space, it has limited useability having been partially secured by the prison. The proposal will deliver much need housing, including affordable housing, whilst improving permeability and connectivity through the site and upgrading and improving access to open space. It is considered that the loss of part of the site, whilst opening up the remainder for public uses, will satisfy a departure from the Development Plan in this instance.

Links

[Policies and guidance for this application](#)

LPC, CITD1, CITD3, CITD4, CITD5, CITD6, CITD9, CITE12, CITE17, CITE18, CITOS1, CITH1, CITH2, CITH3, CITH4, CITH7, CITT1, CITT2, CITT4, CITT5, CITT6, NSG, NP01, NSDCAH, NSESBB, NSGD02, NSOSS,

Report

Application for Planning Permission 15/03075/FUL At Land 100 Metres North Of 86, Longstone Road, Edinburgh Residential development of 157 new build homes, a mixture of houses and flats and mixed tenures (as amended).

Recommendations

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

Background

2.1 Site description

The site lies to the south of Calder Road, to the west and south of HMP Saughton. It is bound to the south by established residential properties in Longstone Crescent and Longstone Road. To the west lies Longstone Gardens residential development in a grid form layout, comprising modern terraces and semi-detached dwellings.

The site is currently undeveloped, with the exception of a Prison Officers Club house in the south western corner. A Right of Way runs to the north of Murray Burn, accessed from a bridge from Longstone Road. It continues through to Stenhouse Mill Lane. Access to the southern side of the site is currently restricted, being surrounded by fencing controlled by the Prison. The site is undulating, mainly of scrub land with some established trees to the northern edge next to Calder Road and some mature vegetation to the south.

The site levels increase steeply from the north side of the Murray Burn. This topography is partly man-made, generated by heap spoils arising from historical construction works of the prison.

With regards to development constraints, the prison wall provides a strong physical boundary to the east of the site. The Murray Burn with its flood plain runs through the south of the site. There is a no build zone next to this that helps ensure prison security.

Overhead power lines run along the south of the site. The pylons are scheduled to be removed and replaced with an underground cable in the near future.

There are bus stops on Calder Road with pedestrian underpass close to the site access. There is a supermarket at Inglis Green Road and local shops at Longstone village centre.

2.2 Site History

There is no relevant planning history relating to the site.

Planning history of adjoining site

19 February 2015 - A prior notification for demolition of the Prison Officers Club was submitted (application number 15/00687/PND).

28 January 2015 - A Proposal of Application Notice (PAN) was submitted (application number 15/00353/PAN).

8 January 2015 - Planning permission was granted at Stenhouse Prison (eastern side) for the erection of a new Women's Regional Unit at HMP Edinburgh, including the provision of a new secondary access point from Calder Road Gardens and the provision of site landscaping (application number 14/03737/AMC).

14 July 2014 - Planning permission was granted for The Water of Leith Flood Defence Scheme (application number 03/04204/CEC) between Bonnington and Longstone, adjacent to Murray Burn between Longstone Road and the confluence with the Water of Leith, and at Harlaw Reservoir and Threipmuir Reservoir.

15 August 2006 - A revision to the Flood Defence Works at this locality was granted (application number 06/00761/CEC).

Main report

3.1 Description Of The Proposal

This is an amended scheme for the erection of 157 new residential units comprising a mix of houses and flats of varying size focussed around a new central square. The residential development is proposed as mixed tenure. The applicant is Castle Rock Edinvar Housing Association, a Registered Social Landlord and charity, part of the Places for People Group.

The proposed housing would be accessed via new access routes from Calder Road and Longstone Road, with upgrading of the existing bridge located at the southern area of the site. The proposal includes a hierarchical approach to the street layout as a traffic management strategy for the site.

The application proposes the opening up and enhancement of the open space to the southern part of the site which is currently fenced off and used as a compound by the prison. This would provide access to amenity open space for both new and existing residents. Access will be gained from all routes through the site, including the Right of Way that runs along the Water of Leith on the site boundary. The area will have improved pedestrian routes and the proposed landscaping scheme will increase biodiversity.

The proposed accommodation breakdown would be as follows:

Type	No. of Beds	No. of Units	%
Flat	1	13	8%
Flat	2	2	1%
Flat	2	87	55%
Wheelchair Accessible Flat	2	2	1%
Ground Floor Flat	3	3	2%
Terrace House (Type A)	3	20	13%
Terrace House (Type D)	3	11	7%
Terrace House (Type E)	2	8	5%
Semi House (Type F1)	3	6	4%
Detached House (Type F2)	4	1	1%
Terrace with Garage (Type G)	3	4	3%

It is proposed that at least 25% of the homes will be delivered as affordable housing. There will be a mix of different types of affordable housing including social rent through Castle Rock Edinvar, mid-market rent through Places for People Scotland and low cost home ownership/shared equity through Places for People Scotland.

The design of the development will be tenure blind, although the distribution of tenure has yet to be established.

The residential streets through the site include shared surface squares and block paved streets with soft landscaping and carriage narrowing with pedestrian crossing points. Street trees are integral to the proposal.

Parking will be provided in the form of on street parking bays, private driveways in the curtilage and integral garages. Bicycle parking provision would be provided through cycle stores located internally to the blocks.

Public open space will be provided within the development and the southern section of the site will be unfenced and open to the public, offering greater permeability and accessibility in this area. Enhanced planting to increase biodiversity is proposed.

The proposed housing will cover the northern half of the application site, fronting onto Calder Road and following the layout of the housing to the east of the site. The proposal will involve some levelling of this part of the site.

Seven new dwellings are proposed along the frontage to Calder Road as semi-detached and one single detached house. These properties will accommodate parking within their curtilage.

The proposal increases the density of the surrounding residential area, rising up to three and four storeys in its centre. The proposal responds to the site topography rising up to four storeys on the southern boundary.

The proposed dwellings would be finished in a brick and render material finish. The proposed brick is a mix of warm grey tones. Recessed spandrel panels are proposed with lightweight rain screen panels proposed for the deck areas in a colour still to be determined. Zinc cladding would mark the roof parapets.

The proposed houses include private garden areas and each of the residential blocks includes a private back court, accessed through common stairs and from gated entry point. The proposed courtyards would provide a variety of spaces for different uses, including open green area, play spaces with equipment for young children and more intimate seating/gathering spaces. A new children's play area will be accommodated to the eastern side of the back courtyard of the main flatted block, screened by the prison wall and a heavy tree buffer.

The boundaries for the rear private gardens would be 1800mm timber high close board fence on the outer edges with 1200 mm intermediate boundaries. Garden walls at 0.9m high finished in brick, are proposed to the front gardens.

The proposal retains the existing mixed species hedge to the Calder Road frontage, and the existing mature oak tree to the west of the site. The hedge at the end of the existing Calder Road cul-de-sac would be removed to allow the cul-de-sac to be extended.

The area to the south west of the site, currently accommodating the prison officers club, is highlighted for future development. However, there is currently flood risk issues associated with this area which will need to be overcome before development can be considered.

Scheme One

The original proposed development was amended to make minor revisions to the bin and cycle stand configuration, to ensure that mobility scooters can be accommodated where necessary. In some elevations this has included an additional door. The revised layout excludes the footpath extension proposed in Scheme 1 around the driveway of no. 29 Calder Road. The revised landscape plans include spot heights which dictate final levels.

Supporting Statement

The following documents have been submitted in support of the application and are available to view via the Planning and Building Standards Online Services:

- Planning Policy Statement;
- Archaeology;
- Ecology;
- Flooding and drainage;
- Site investigation;
- Transport Assessment;

- Tree Survey;
- Design and Access Statement; and
- Landscape Design Strategy.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the principle of the development is acceptable;
- b) the proposal scale, design and materials are acceptable;
- c) the proposal is detrimental to the amenity of neighbours;
- d) the proposal provides sufficient amenity for the occupiers of the development;
- e) the proposal satisfies Transport requirements;
- f) the proposal meets sustainability criteria;
- g) the proposals have any equalities or human rights impacts;
- h) the proposals affect biodiversity;
- i) the proposals affect flooding;
- j) the proposal affects archaeology;
- k) the proposal requires education infrastructure;
- l) other issues have been addressed; and
- m) public comments have been addressed.

a) Principle of Development

The site is allocated as a designated area of open space in the Edinburgh City Local Plan (2010). In this regard Policy Os1 is relevant. Policy Os1 states that proposals involving the loss of open space will not be permitted unless it is demonstrated that:

- a) there will be no significant impact on the quality or character of the local environment;
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area; and
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value; and either
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space; or
- e) the development is for a community purpose and the benefits to the local community outweigh the loss.

To comply with Policy Os1 criterion a), b) and c) must be met, and either criterion d) or e).

In terms of criterion a) it is considered that the quality of the housing development will be in-keeping with the character of the existing local environment, this is discussed in assessment section 3.2(b).

With regards to criterion b) it is recognised that the area is currently under utilised with limited public accessibility. The proposal includes opening up the area to offer enhanced amenity space for the local community which will help meet a deficiency of large greenspace in this locality identified in the Open Space Strategy. The proposal would therefore comply with criterion b) of Policy Os1.

As the open space has limited public accessibility, development on part of the site would not be detrimental to the overall quantum of useable open space within the wider area. In addition the proposed landscaping could assist in the biodiversity value of the site. This is explored in assessment section (h) below. The proposal will satisfy criterion c) of Policy Os1.

The proposal offers an opportunity to address an existing deficiency, as the Open Space Strategy (2010) outlines a deficit of large greenspace in this area. The Open Space Strategy defines the Large Greenspace Standard as “houses and flats should be within 800 metres walking distance of a significant accessible greenspace of at least 2 hectares and good quality (for parks and gardens) or fair quality (for other types)”.

The improvement of the southern section of the site to create 2ha of publicly accessible greenspace of quality would, therefore comply with criterion d) of Policy Os1 and the principle of housing is acceptable. A detailed plan for the provision of publicly accessible greenspace has been produced in tandem with the proposal for housing.

Criterion e) of the policy is not relevant in this instance as the proposal is for housing development, not community uses.

The Open Space Strategy also identifies a deficit in available outdoor play space in terms of the Play Space Access Standard. The proposal includes a children's play area within the development layout to serve the new residents.

The proposal complies with policy ENV 17 in that it will avoid the Water of Leith watercourse and the Murray Burn and will not be prejudicial to planned flood defence systems. The Council's Flooding Team and SEPA are satisfied that the proposal will not impact upon the water courses.

The proposed mix of house types and sizes across the development complies with Policy Hou2 of the development plan.

Material to the application is the consideration of the Second Proposed Local Development Plan which was approved at Planning Committee on 19 June 2014. It was published for a period for representations from August to October 2014. It is due to be adopted in early 2016 following examination.

The Local Development Plan (LDP) is informed by an assessment of potential windfall development. This site has potential to contribute to that windfall figure, and is identified as such in the LDP Housing Land Study 2014 (site reference 194), with an estimated capacity of 189 dwellings. The proposed capacity is close to the figures estimated. The density proposed is considered acceptable for this site, as assessed in section 3.2 (b).

The application proposes to deliver a mix of tenures, consisting of affordable homes for social rent, mid-market rent and shared equity which will be owned and managed by Place for People Scotland and Castle Rock Edinvar. They will comprise a mix of one, two and three bedroomed flats as well as three and four bedroomed houses. The provision of such a high level of homes of approved affordable tenures is supported and satisfies policy Hou 6 of LDP 2, affordable housing. The proposal will meet a range of housing needs in accordance with LDP 2 Hou 2, housing mix.

The Edinburgh Local Plan was adopted more than five years ago, in January 2010. Para 33 of Scottish Planning Policy (SPP) states that where a development plan is more than five years old, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. The proposal meets the sustainable objectives of SPP para 29 in that it makes efficient use of the land, supporting the delivery of housing in balance with protecting and enhancing natural heritage. The upgrading of the area of open space will assist in improving health and wellbeing of local residents.

In conclusion, the loss of open space is considered justified as 2ha of the southern area of the site is proposed to be publicly accessible greenspace of sufficient quality in compliance with the Large Greenspace Standard in the Open Space Strategy 2010.

In addition, the continual use of the southern and eastern space as a natural floodplain complies with national and local policy.

The principle of housing is acceptable on this site and satisfies the housing policies of LDP 2.

b) Scale, design and materials

The application proposes a layout which respects the established residential pattern and responds to the urban grain.

To the north of the site, fronting on Calder Road, the development will follow the established linear pattern of the west and continue the cul-de-sac to provide a further seven dwellings, in the form of semi-detached and one detached property. This will result in the removal of the hedge at the end of the cul-de-sac. The proposed domestic height and design of the buildings in this location is a welcome urban response and is reflective of the approach along this part of the road.

Set behind the Calder Road cul-de-sac the land will be levelled and a terrace of predominately two storey blocks, stepping up to three storeys in the centre is proposed.

To the south side of the site, the proposal responds to the gradient of the site with a sweeping curve providing a strong corner building that exploits views to the south. The four storey height in this location is an appropriate design response and offers an entrance approach to the central core of the development, whilst responding positively to the corner of the prison.

The section of residential dwellings to the west responds to the neighbouring urban grain by continuing the grid form layout that prevails in Longstone Gardens. The crescent block proposed to the east of the site provides a sense of enclosure for residents and responds to the difficulties of building next to the prison wall, whilst respecting the no build zone imposed by Prison Services for security purposes. The orientation of the windows is such that they are focussed onto the open space and avoid a direct window to window relationship with the prison.

Heights

The heights proposed within the site sit comfortably with the surrounding buildings. The central area has a three storey block to the north, backing onto 27/29 Calder Road with four storey corner treatments within the central core. The height proposed provides a sense of enclosure to the central space within the development, dropping to three and two storeys to the north and west, sitting sympathetically with neighbouring dwellings.

The existing levels of the site will be flattened so, when assessing the relationship of the three storey block to 27 Calder Road, it will rise half a storey above the prevailing ridge height. A minimum of 18 metres distance between the rear of the properties will be retained.

The roofscape design is appropriate throughout the site.

Architectural Design

The proposal provides for six different house types through the development. This creates elevational interest. The proposal includes the use of recesses and reveals which will provide a good level of articulation to the facades. The wrap-around detail at the gable ends and the stepping between the blocks provides a transition between the material finishes and responds well to adjacent buildings.

Materials

A simple palette of materials is proposed, using a soft grey brick with a variation in tone. To the rear, off-white render is proposed and lightweight rain screen cladding will define the deck areas. Zinc cladding is proposed to mark the roof parapets. The approach is an acceptable solution in this locality. It is recommended that a condition be imposed to ensure the appropriate colour and details of materials post decision.

Street Design and Connectivity

The design approach to the street, based on the use of shared space, is in line with current best practice and the Government's Designing Streets Guidance. There is a relatively high proportion of on street parking which will be subject of a Designing Streets Quality Audit. Landscaping details and materials specifications, agreed through this process, will assist in the success of this approach.

Landscape

The proposals meet the Edinburgh Design Guidance in respect of open space standards. The proposed houses will have their own private gardens and all flat residents will have access to shared gardens, in excess of 10 square metres per flat is provided. Most of the ground floor flats will also benefit from private front gardens. More than 20% of the proposed development area will be given to open space.

Additionally, a substantial area of the site (2ha) will be opened up as public open space which will follow the principle of the Edinburgh Living Landscape Partnership Project, connecting the green areas of the city. The proposed robust and functional plant material, board walks and reed beds, and paving materials are proposed to minimise on going maintenance requirements. The proposed landscape areas are considered to be well designed and integrated in to the wider network.

The proposed boundary landscaping treatment along the east of the site, by the no build zone, will provide adequate softening to allow the development to sit comfortably with the neighbouring prison use.

Edinburgh Urban Design Panel

The Edinburgh Urban Design Panel reviewed the project at pre-application stage on 25 March 2015. The report can be found in the consultation section of this report.

In summary, the Panel generally supported the concept design approach and acknowledged that it should be well considered within its context. As advised by the Panel, the applicant engaged a landscape architect, who has worked closely with the design team to work on principle landscape structure, key public realm concepts, streetscape and materials. The proposed public focal point benefits from the south facing aspect and buildings have been orientated to take account of the south facing views to the Pentlands as advised by the EUDP.

The design approach is acceptable in principle and relates well to the predominately residential character of the surrounding area. The design approach provides a coherent, legible urban form and site layout, and responds sensitively and imaginatively to the difficult adjacent conditions including the prison and flooding constraints. The scale and massing are acceptable in this location and the elevational detailing is welcomed, subject to a condition to approve material finished.

The applicant has agreed to enter into a suitable legal agreement to ensure the ongoing availability and maintenance of the public open space.

c) Amenity of neighbours

The existing residents around the site, principally approximately 14 dwellings in Calder Road and Calder Road Gardens and the old Prison Governor building have enjoyed sole use of the Calder Road access for a number of years. Additionally, the land around the prison has been fenced off and is fairly impenetrable, used informally by dog walkers or as a short cut through to Longstone. The main objection from local residents relates to the extension of the quiet cul-de-sac, including removal of a hedge which they maintain, and the loss of the open outlook currently enjoyed over the underutilised site. Some residents have expressed concern with anti-social behaviour connected with people associated with the prison, whilst others feel that the site currently offers a peaceful area with an open outlook.

By virtue of the site's open undeveloped nature, development of this land will affect neighbouring residential amenity. The site is owned by the prison and has been used for prison related activities such as gardening and storage compound in the past.

The applicant carried out public consultation through the PAN process and the proposal has been modified in parts to take on board residents concerns, such as reducing the height of the block from four down to three storeys at the rear of premises fronting Calder Road.

The principle of development of the site is considered acceptable as set out in para (a) when assessed against planning policy.

The proposed development will impact upon the open views across the site currently enjoyed by some of the neighbouring residents, particularly those on the Calder Road cul-de-sac. The presence of rear gardens backing onto the existing houses will result in a change in the quiet environment currently enjoyed by those properties. However the right to a view or open outlook is not a material planning matter.

The proposal satisfies Daylight, Privacy and sunlight criteria to existing and proposed residents. Minimum window to window distances are met. With regards to proximity to 35 and 83 Longstone Gardens, the assessment shows that the new development does not rise above the 45 degree line, set from 4m above the boundary, demonstrating compliance with the Edinburgh Design Guidance in respect of overshadowing.

The design and layout of the proposal by means of the orientation of the dwellings and the crescent block form has sought to respond to the proximity to prison wall and limit overshadowing and overlooking of neighbouring properties. The use of a dense planting scheme on the eastern boundary has been designed to become quickly established and soften the impact of the proposal.

The proposal of gantry access within the new build is self-contained and will only affect the occupants of the proposed development.

The Noise Impact Assessment concludes that close board fencing is required around the proposed new gardens to act as acoustic barriers for the occupants of the new development. This should also assist in reducing noise output from the new gardens.

Residents have raised concerns regarding rat-running through the site. The proposed traffic calming measures will make it undesirable for this to occur, and potentially be slower and less convenient than approaching the Calder Road roundabout and utilising Longstone Road.

The overall benefits to the locality include enhanced open space, access and permeability. The redevelopment will address longstanding management issues and improve the site condition to the benefit of neighbouring residents.

d) Amenity of proposed occupiers

As the proposal is for a housing development Policy Hou 3 of Edinburgh City Local Plan is relevant. Policy Hou3 states that planning permission will be granted for development which makes adequate provision for open space to meet the needs of future residents.

The site layout for the proposal offers a hierarchy and range of open space and includes greenspace in the form of private gardens for the houses, a private courtyard for the residents of the flats and public open space on the southern area of the site. The proposed development therefore provides adequate useable greenspace and complies with criterion a) and b) of Policy Hou 3.

The proposed mix of housing tenure, type and size offers the occupants a choice, with provision for varying needs and disabled access. The size of units satisfies standards set out in Edinburgh Design Guidance. The dwellings would be predominately dual aspect with internal storage space. The layout meets daylight, privacy and sunlight standards. The deep planting buffer along the eastern boundary, next to the no build zone by the prison, awards residents of the crescent block with a secure, private communal park garden. It also will act as a diffuser of light and noise from the prison.

The applicant has met with the Police Architectural Liaison Officer and is committed to implement Secure by Design principles.

The noise impact assessment concluded that no mitigation is required for the prison noise, however up-graded acoustic double glazing is required to mitigate road traffic noise from Calder Road. A condition to this effect is therefore recommended. The proposal will also be protected by acoustic barriers in the form of close board fencing as specified in drawing number (HD964 PL) 810 dated 19/08/15. The implementation of this will be secured by condition.

Due to the historical development of the prison and the spoil heaps on the land the applicants will be required to carry out detailed site investigations to the satisfaction of Environmental Assessment to ensure that there are no contaminants of risk to human health.

The air quality impact assessment does not identify the need for specific mitigation measures in this locality, however Environmental Assessment has identified that the implementation of electric vehicle charging points can assist with reducing vehicle emissions. An informative to this effect is recommended.

It is concluded that, subject to the recommended conditions, a good amenity and local environment will be created for the future occupants of the development.

e) Transport

The application site is in an area with a good level of pedestrian provision, benefiting from well-maintained and well lit footways and close to cycling routes and public transport services. The site location is satisfactory in terms of policy TRA 1, Location of Major Development. It is proposed that a residential travel plan will be developed and be issued as part of the welcome package for each household within the development.

Within the proposed layout pedestrian and cycle links are provided through shared routes north to south. New footpaths are proposed through the southern section of the site which meet criteria policy Des 4, linking the public open space with the wider pedestrian network.

The application proposes access from Calder Road creating a new access through the Calder Road cul-de-sac between nos. 21 and 23. The route would be a through route to Longstone Road, upgrading the existing access and the bridge over the Murray Burn.

The new road will be traffic calmed and the overall proposed layout follows best practice with regards to Designing Streets. The proposal will be fully assessed post decision through a Quality Audit, prior to the issuing of road construction consent.

The Transport Assessment predicts that the existing junctions will operate satisfactorily for the design year, including the traffic associated with the proposed residential development. However, in the interests of highway safety, Transport has recommended that the 30mph speed limit on Calder Road is extended to include the site junction. This will be achieved through a legal agreement.

In order to keep the main access from Calder Road clear of parking and obstruction, a legal agreement is required to progress a suitable order to introduce waiting and loading restrictions. Additionally, an order will be required to re-determine sections of the footway and carriageway as necessary.

The proposal would not provide direct driver access and it is predicted that traffic calming measures would dissuade direct access for general traffic, thus avoiding rat-running through this area.

The existing vehicle bridge over the Murray Burn will be upgraded to a 3.5metre carriage way with a 2 metre wide footpath allowing for safe crossing. The bridge work will not conflict with the Murray Burn floodplain.

Adequate parking spaces will be provided through the proposal, many of which will be on street and unallocated, thereby available to all road users. The design of the streets respects current guidance in relation to designing streets.

Adequate cycle parking is provided within the development through the use of secure, integral cycle stores. It is recognised that, should the need arise, the cycle store could be adapted to park a mobility scooter to meet disabled access requirements.

The application site is located some 1035 metres from the nearest tram stop. In assessing the proposal against the most recent Guidance on Developer Contributions and Affordable Housing, the proposal falls outwith zone 3 as it lies more than 750 metres shortest walking distance to a tram stop. No contribution towards the tram is therefore sought from this proposal.

The applicant will be required to enter into a suitable legal agreement to:

- Submit a draft Travel Plan and Management Agreement prior to first occupation and a final Travel Plan within 12 months of that date. The Travel Plan to include financial contribution to transport promotion measures, including contributions to, or provision of, public transport season tickets and the provision of a public and sustainable transport information pack.
- Contribute the sum of £2,000 to progress a suitable order to designate disabled parking spaces.
- Contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as necessary.

- Contribute the sum of £2,000 to progress a suitable order to redetermine sections of footway and carriageway as necessary.
- Contribute the sum of £2,000 to progress a suitable order to amend the extent of the 30mph speed limit on Calder Road to include the site junction, in line with Policy Safe5 of Edinburgh's Local Transport Strategy 2014-2019.

The applicant has agreed to enter into a Legal agreement to deliver this transport infrastructure.

f) The proposal meets sustainability criteria

The applicant has submitted a sustainability statement in support of the application, and an Energy Statement. The site is within 200metre walking distance of Calder Road bus stop and in close proximity to the Longstone centre offering a range of amenities.

The proposal has been classed as a major development and has been assessed against Part B of the standards. The points achieved against the essential criteria are set out in the table below:

Essential Criteria	Available	Achieved
Section 1: Energy Needs	20	20
Section 2: Water conservation	10	10
Section 3: Surface water run off	10	10
Section 4: Recycling	10	10
Section 5: Materials	10	30
Total points	80	80

The proposal meets the essential criteria. The applicants have advised they will achieve the 30% carbon reduction, as per the 2010 Building Standards, by adopting the "Fabric First" approach and propose enhancing the insulation standards within dwellings. Along with this approach, it is proposed to utilize highly efficient condensing boilers, combined with gas fired Combined Heat and Power to provide heating and hot water. Individual meters and zoned terminal equipment are proposed as part of a site wide district heating system.

The proposal satisfies policy Des 6 of the Edinburgh City Local Plan and policy Des 6 of the Edinburgh Local Development Plan.

g) Human rights

The proposal has been designed to meet Housing for Varying Needs standards and will satisfy building standards. However it should be noted that the Edinburgh Access Panel has raised issues with respect to design requirements. In particular the Access Panel has concerns that lifts will not be provided in the four storey blocks. This is not a planning or building control requirement and as such cannot be enforced through the planning application. The applicant met with the Edinburgh Access Panel to seek resolution on a number of points. This will be addressed at the building control stage.

The proposal allows for flexibility of storage making provision for cycle or mobility scooter storage as necessary.

The layout of the proposal complies with best practice on Designing Streets including traffic calming measures. Car parking for disabled users can be accommodated within the layout. Issues with respect to neighbouring amenity are assessed in section 3.3(c). An Equalities and Rights Impact Assessment has been completed.

Impacts on human rights and equalities are acceptable.

h) Biodiversity

The applicant commissioned an ecological survey which was undertaken in April 2015. The land is unused and unmanaged open space mostly covered by grassland. The site lies adjacent to the Water of Leith Site of Importance for Nature Conservation/Local Biodiversity Site, however the development will not directly affect these designations. The buildings and trees were checked for potential for, or evidence of, use by bats. The land was inspected for evidence of use by badgers and the Murray Burn was investigated for evidence of use by otters and opportunities for lay ups/holts.

The survey found that there was no evidence of the otters using the water courses. No opportunity was found for bat roosting and no evidence was found of bats roosting on the land. No evidence was found of badgers using the land. The report concludes that the development of the site will have a negligible impact on the ecology of the land. It is identified that the development will result in a significant change in habitat opportunity on the site but no adverse effect on the biodiversity of the locality. Therefore there are no ecological constraints associated with the development. It is recommended however, that a condition be imposed to protect breeding birds. Additionally the ecology report makes recommendations regarding protection of badgers and small mammals on site and it is recommended that these be included in a condition.

The proposals show the protection of the mature trees along the proposed new entrance from Calder Road. A condition is recommended to ensure tree protection in accordance with BS 5837:2012.

The Public Open Space is provided as a key element which is central to the proposals. The inclusion of the semi-formal park space including the creation of native herb rich grassland, with flowering meadows and cutting and mowing regimes to establish informal paths through the landscape is a welcomed approach and enhances an under utilised area of the city.

The upgrading of this area of open space will improve connections and movement in the area, and along with the proposed landscaping plan with reed beds, should enhance the biodiversity along the Murray Burn watercourse. The proposal avoids further penetration into the adjacent Water of Leith Local Nature Conservation Site, which is subject to flood prevention management.

The biodiversity of the site has an opportunity to be enhanced by the development and upgrading of the amenity space.

i) Flooding

The application site includes the Murray Burn and is bound by the Water of Leith to the east. SEPA originally objected to the proposal on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy.

Further investigations were carried out in respect of the risk of groundwater flooding and SUDs treatment. CEC Flooding Team and SEPA are now satisfied with the technical information submitted in support of the proposal.

The application indicates a potential phase 2 housing development on the south west corner of the site currently occupied by the redundant Prison Officers Club. This site is subject to flood risk and further studies are required before development can be pursued in this area.

An informative advising the applicant of this requirement is recommended.

j) Archaeology

The application was accompanied by an Archaeological Evaluation Written Scheme of Investigation. The site does not contain any known archaeological sites listed within the Royal Commission databases, nor do the earlier maps of the area indicate that any buildings, structures or features of interest were on the site in the recent past. Archaeology has raised no objection to the proposal subject to a condition.

k) Education infrastructure

It is predicated that the development will generate approximately 35 children of primary and secondary school age. The applicant is required to make a contribution to education infrastructure.

In terms of non-denominational and denominational primary schools it is projected that both Stenhouse PS and St Joseph's Primary will have capacity in the longer term to accommodate the pupils generated from this development.

In terms of High School contributions, the methodology outlined in the Education Infrastructure Appraisal associated with the second proposed Local Development Plan is deemed to be satisfactory in terms of determining "a proportionate contribution". At present, the contribution would be £29,680 per pupil index linked to Quarter 1 2015 and would be subject to future inflation uplift beyond that point using the normal BCIS All-in TPI. This would equate to a contribution of £326,480 for non-denominational secondary and £59,360 for denominational secondary.

Education has advised that there may be a requirement to look at a catchment review to address the future accommodation pressures at the catchment secondary schools. It is therefore requested that the full contributions are available to alleviate accommodation pressure at the current catchment schools even if this involves proposing catchment change and provision of additional accommodation at a neighbouring school.

Education's advice is that a contribution of £385,840 (index linked to Qtr 1 2015) would be required to be secured by a legal agreement.

The applicants accept the need for a contribution to Education Infrastructure and this will be pursued through a legal agreement.

l) other issues

There has been extensive correspondence between occupants of the properties on Calder Road and the Scottish Prison Service (landowners) in respect of the hedge at the end of the existing Calder Road cul-de-sac. It will be for the applicant's legal team to determine who owns the hedge and whether they have consent to remove it to provide access for the proposed seven dwellings on this location. Clearly there are alternative access routes that could be explored in the event of the developer being unable to access through this point. However, in the determination of the application the proposed access route is seen to be the most logical and direct. The hedge is not protected and its loss, for the width of the carriageway, would not have a detrimental impact upon the amenity of the area. The applicant is advised by informative that it is an offence to disturb nesting birds or damage a nest, so care will be required as to when the hedge is cleared.

m) Public Comments

Amenity

- Impact on residential amenity - assessed in section 3.2 (c) and found no detrimental impact on amenity.
- Houses are being squeezed in - assessed in section 3.2 (b) and found level of development is appropriate in the context.
- Loss of views for existing residents – assessed in section 3.2 (c) and found no right to a view.
- Impact on privacy and quality of life (23-29 Calder Road particularly) - assessed in section 3.2 (c) and found proposal meets Edinburgh Design Standards for privacy distance.
- The proposal is not in keeping with surrounding two storey housing - assessed in section 3.2 (b) and found height is acceptable.
- This is not a good site for housing next to prison – assessed in section 3.2 (d) and found a reasonable level of amenity can be achieved for future occupants.
- The area has antisocial behaviour linked to prison inmates and friends – assessed in section 3.2 (d) and found the development should improve site surveillance.
- Minimal open space is provided within the scheme – assessed in section 3.2 (d) and found proposal meets local plan requirements.
- The proposal will result in the loss of existing open space – assessed in section 3.2 (a) and (b) and found proposal increases on available, useable open space.
- The proposal should protect the existing mature trees- assessed in section 3.2 (h) and recommends a condition to ensure protection.
- The proposal should protect hedges around the site which are in private ownership – assessed in section 3.2 (h) and found hedge felling should be sympathetic with bird nesting season.

Transport

- Concern re new road routes – assessed in section 3.2 (e) and found transport had no objection.
- Concern re loss of cul-de-sac – assessed in section 3.2 (e) and found transport have no objection.
- The proposal should be accessed from Longstone Roundabout only, cycle and parking from Calder Road- assessed in section 3.2 (e) and found transport support the proposed vehicle access.
- The proposal will have an impact on Calder Road traffic – assessed in section 3.2 (e) and found transport had no objection to the proposal.
- The proposal will create a health hazard through impact on air quality – assessed in section 3.2 (d) and found Environmental Health had no objection to the proposal.
- The proposal should provide access for the disabled – assessed in section 3.2 (e) and found detailed matters will be dealt with through the Building Warrant.
- The proposal should allow for safe movement of disabled – assessed in section 3.2 (e) and found the proposal will go through a safety audit at Road Construction Consent stage and a detailed Quality Street Designing Audit.
- people - segregation of cyclists/ pedestrians/vehicles – assessed in section 3.2 (e) and found Transport are satisfied with the proposal.
- The proposal raises concern re rat running, safety of existing and proposed residents – assessed in section 3.2 (e) and found the traffic calming measures should avoid this.
- The proposal should ensure good pedestrian cycle connections – assessed in section 3.2 (e) and found transport were satisfied with the proposal.
- The developer should contribute to a footbridge over the Water of Leith at Longstone Inn – assessed in section 3.2 (e) and found that the footbridge was not necessary to make the development acceptable and that it could interfere with the Water of Leith Flood Prevention Works and biodiversity of the river.
- The proposal raises concern regarding safety of routes to primary school across Calder Road – assessed in section 3.2 (e) and found a safe route via the existing underpass.
- There is potential for accidents with Calder Road bus lane.
- Hazardous parking exists around the old governor house (no.21) which causes reduced road width – Assessed in section 3.2 (e) and found transport recommend parking restrictions in that area and traffic calming to 30mph on Calder Road.
- The PAC residents feedback not fully taken on board, with particular secondary access from Calder Road – assessed in section 3.2 (e) and Transport had no objection to the proposal.
- The proposal conflicts with 13-19 Calder Road access – assessed in section 3.2 (e) and Transport found satisfactory.
- The junction to Calder Road is not suitable for additional traffic – assessed in section 3.2(e) and Transport propose reducing the speed on Calder Road to 30 mph at this junction.
- TIA to properly consider current parking arrangements.
- Calder Road access is unsuitable for site traffic – should be controlled by planning condition – assessed in section 3.2 (e) and Transport will review construction traffic routes at the next stages.

Design

- The buildings are too high, not in keeping with surrounding two storey housing – assessed in section 3.2 (b) and found that the building heights are acceptable and will not affect neighbouring residents.
- The proposal is inappropriate in design and materials – assessed in section 3.2 (b) and found that the contemporary approach is acceptable in this locality.
- The boundary proposals are insufficient – assessed in section 3.2 (b) and found to be satisfactory.

Non Planning Matters

- Landownership issues/hedge maintenance – assessed in section 3.2 (l) and found to be a civil issue to be resolved between third parties.

Longstone Community Council

Longstone Community Council were consulted as the statutory consultee and responded that since all the buildings proposed for this development will lie outwith Longstone Community Council area they have no comment to make on this application. Nor do they have any comment to make on what development there will be inside their area.

Sighthill Community Council – consulted on 3 December 2015

Sighthill Community Council has advised that they will not meet in December 2015, the first meeting will be 5 January 2016. Their comments will be updated verbally to Committee.

Conclusion

In conclusion, the proposal would allow for the redevelopment of a neglected urban site. Whilst the site is designated as open space in the development plan, it has limited usability and is partially secured by the Prison.

The proposal satisfies other local plan policies in that it will deliver much needed housing, including affordable housing, whilst improving access to approximately 2ha of open space. It is concluded that the loss of part of the site whilst opening up the remainder for public use will satisfy a departure from the Development Plan in this instance.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. Prior to the commencement of construction works on site:

- (a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and
- (b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

2. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
3. The following noise protection measures to the proposed development, as defined in the RMP 'Noise Impact Assessment' report (R-7009-RGM-MI) dated 28 August 2015;
 - Glazing to directly onto Calder Road (north facing)- Glazing units with a minimum insulation value of 6mm/12mm/10mm with Trickle vents capable of a sound reduction value of more than or equal to 32 dB, in accordance with drawing number (HD964 PL)810 dated 19-08-15.
 - Glazing to onto Calder Road (east and west facing)- Glazing units with a minimum insulation value of 6.4mm/12mm/4mm with Trickle vents capable of a sound reduction value of more than or equal to 29 dB, in accordance with drawing number (HD964 PL)810 dated 19-08-15.
 - Prior to the use being taken up, the 1.8m acoustic close boarded barriers with a minimal surface density of 10 kg/m² and minimum thickness of 18mm shall be erected as show on drawing no. (HD964 PL)810 dated 19-08-15.

shall be carried out in full and completed prior to the development being occupied.

4. The trees on the site shall be protected during the construction period by the erection of fencing, in accordance with clause 2 of BS 5837:2012 " Trees in relation to design, demolition and construction".
5. Prior to the commencement of any works, a SUDs scheme shall be submitted for the written approval of the planning authority in consultation with SEPA and all work shall be carried out in accordance with the approved scheme.

6. Full details of the structural works to the existing bridge shall be submitted prior to the commencement of works, for the approval of the planning authority. Details shall include materials, extent of adoptable areas, drainage, SUDs and lighting.
7. Prior to the occupation of the first dwelling, the applicant shall submit a maintenance schedule for the SUDs infrastructure for the approval of the Head of Transport.
8. Before any part of the development is brought into use, the cycle parking as shown on the approved plans shall be completed and available for use.
9. No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, reporting and analysis and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
10. Full details of a phasing plan, including implementation triggers for the open space, shall be submitted for approval prior to the commencement of works.
11. The approved landscaping scheme shall be fully implemented within six months of the completion of the development.

Reasons:-

1. In order to protect the amenity of the occupiers of the development.
2. In order to enable the planning authority to consider this/these matter/s in detail.
3. In order to protect the amenity of the occupiers of the development.
4. In order to protect existing mature trees on the site.
5. To ensure adequate protection of the water environment from surface water run-off.
6. In order to safeguard the interests of road safety.
7. To ensure there is no discharge of water onto the public road network.
8. To encourage sustainable forms of Transport.
9. In order to safeguard the interests of archaeological heritage.
10. To ensure a satisfactory form of development.
11. In order to ensure that the approved landscaping works are properly established on site.

Informatives

It should be noted that:

1. Consent shall not be issued until a suitable legal agreement, including those requiring a financial contribution payable to the City of Edinburgh Council, has been concluded in relation to transport infrastructure.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

2. Consent shall not be issued until a suitable legal agreement has been concluded to make a financial contribution to Children and Families to alleviate accommodation pressures in the local catchment area.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

3. Permission should not be issued until the applicant has entered into a suitable legal agreement to ensure that affordable housing is provided in accordance with Council policy.

The legal agreement should be concluded within 6 months of the date of this notice. If not concluded within that 6 month period, a report will be put to committee with a likely recommendation that the application be refused.

4. The applicant is advised that the Right of Way LC 122 within the site should remain open and free from obstruction during and after construction of the proposed development.

5. Charging outlets (wall or ground mounted) should be of the following standard:

Type 2 (EN62196-2), Mode 3 (EN61851-1) compliant and be twin outlet. With the ability to supply 22 kW (32 Amps) AC - Three Phase power and have the ability to be de rated to supply 11 kW to each outlet when both are in use. Where this is not possible then 7 kW (32 Amps) AC - Single Phase chargers that have the ability to deliver power of 7 kW capacity to each outlet simultaneously

6. All access must be open for the use by the public in terms of the statutory definition of "road" and require to be the subject of applications for road construction consent. Details of materials, extent of adoptable area, drainage, SUDS, lighting, etc. will be required along with the application for structural approval of the existing bridge.
7. The internal layout of the development is not approved at this stage and requires to be designed in accordance with Designing Streets.
8. A Quality Audit will be required prior to issuing road construction consent.

9. Any works affecting the existing carriageway/footway must be carried out in accordance with "Development Roads - Guidelines and Specification", see http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders
10. The proposed cycle parking shall be to the satisfaction of the Head of Transport regarding specification, design, security, location and number. Cycle stand products should meet the criteria of ease of use and provide secure locking points for wheels/frame. The visitor cycle parking for the development should be located at convenient locations, near the main entrances.
11. Consent shall not be issued until a suitable legal agreement has been concluded in relation to delivery and ongoing maintenance of the public open space.
12. The applicant shall enter into a suitable legal agreement to ensure the ongoing maintenance of the area public open space and to ensure its continued availability to the public.
13. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
14. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
15. The applicant is reminded that it is an offence to disturb a nesting bird or damage a nest. Clearance of vegetation/trees from the proposed construction areas has the potential to disturb nesting birds; therefore clearance should be carried out outside the bird nesting season March-August (inclusive). Should it be necessary to clear ground during the bird nesting season the land should be surveyed by a suitably qualified ecologist and declared clear of nesting birds before vegetation clearance starts.
16. The applicant should follow the advice set out in the Ecology Report with respect to protecting badgers and small mammals on the site namely;
 - renches should be covered up or a ramp installed over night as a means of escape.
 - open pipes should be blocked up over night.
 - materials, fuels and solvents should be stored such that they are inaccessible to wildlife and there is no spillage onto the land.

Financial impact

4.1 The financial impact has been assessed as follows:

The application is subject to a legal agreement for developer contributions.

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 The equalities impact has been assessed as follows:

This application was assessed in terms of equalities and human rights. The impacts are identified in the Assessment section of the main report.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application meets the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 17 July 2015. Thirteen letters of representation have been received, 11 objections and 2 comments. A petition has been received from the residents of 13 -29 Calder Road and Calder Road Gardens regarding the impact of the development on the cul de sac.

The objections include comments from Councillors Donald Wilson and Catherine Fullerton and comments have been forwarded on behalf of Gordon MacDonald MSP.

Longstone Community Council had no comments to make on the application.

Background reading/external references

- To view details of the application 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](#)

**Statutory Development
Plan Provision**

The site is identified as Open Space in the Edinburgh Local Development Plan. In this regards policy OS 1 is relevant. Policy OS1 states that proposals involving the loss of open space will not be permitted unless it is demonstrated that

- a) there will be no significant impact on the quality or character of the local environment
- b) the open space is a small part of a larger area or of limited amenity or leisure value and there is a significant over-provision of open space serving the immediate area and
- c) the loss would not be detrimental to the wider network including its continuity or biodiversity value and either
- d) there will be a local benefit in allowing the development in terms of either alternative equivalent provision being made or improvement to an existing public park or other open space or
- e) the development is for a community purpose and the benefits to the local community outweigh the loss.

The second proposed Local Development Plan continues the open space protection but also included this site as a potential windfall development with a capacity of up to 189 dwellings, as identified in the LDP Housing Land Study 2014.

Date registered

1 July 2015

Drawing numbers/Scheme

01 -02, 3a, 4a,5a,6a, 7-9, 10a, 11a, 12, 13a, 14-17, 18 a,,
19-22, 23a, 24a, 25-27, 281, 291, 30a, 31, 32a,
33-37, 38a, 39, 40a, 41a, 42a, 43a, 44-48,

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: Jennifer Paton, Senior Planning Officer
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Links - Policies

Relevant Policies:

Relevant policies of the Edinburgh City Local Plan.

Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

Policy Des 3 (Development Design) sets criteria for assessing development design.

Policy Des 4 (Layout Design) sets criteria for assessing layout design.

Policy Des 5 (External Spaces) sets criteria for assessing landscape design and external space elements of development.

Policy Des 6 (Sustainable Design & Construction) sets criteria for assessing the sustainable design and construction elements of development.

Policy Des 9 (Waterside Development) sets criteria for assessing development on sites on the coastal edge or adjoining a watercourse.

Policy Env 12 (Trees) sets out tree protection requirements for new development.

Policy Env 17 (Flood Protection) sets criteria for assessing the impact of development on flood protection.

Policy Env 18 (Air, Water and Soil Quality) sets criteria for assessing the impact of development on air, water and soil quality.

Policy Os 1 (Open Space Protection) sets criteria for assessing the loss of open space.

Policy Hou 1 (Housing Development) supports housing on appropriate sites in the urban area, and on specific sites identified in the Plan.

Policy Hou 2 (Housing Mix) requires the provision of a mix of house types and sizes in new housing developments.

Policy Hou 3 (Private Open Space) sets out the requirements for the provision of private open space in housing development.

Policy Hou 4 (Density) sets out the factors to be taken into account in assessing density levels in new development.

Policy Hou 7 (Affordable Housing) requires 25% affordable housing provision in residential development of twelve or more units.

Policy Tra 1 (Major Travel Generating Development) supports major travel generating development in the Central Area, and sets criteria for assessing major travel generating development elsewhere.

Policy Tra 2 (Planning Conditions and Agreements) requires, where appropriate, transport related conditions and/or planning agreements for major development likely to give rise to additional journeys.

Policy Tra 4 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in supplementary planning guidance, and sets criteria for assessing lower provision.

Policy Tra 5 (Private Cycle Parking) requires cycle parking provision in accordance with levels set out in supplementary guidance.

Policy Tra 6 (Design of Off-Street Car and Cycle Parking) sets criteria for assessing design of off-street car and cycle parking.

Relevant Non-Statutory Guidelines

National Policy Designing Streets: This document sets out government aspirations for street design and the role of the planning system in delivering this as part of a wider agenda to improve urban design and placemaking generally.

Non-statutory guidelines on Developer Contributions and Affordable Housing gives guidance on the situations where developers will be required to provide affordable housing and/or will be required to make financial or other contributions towards the cost of, providing new facilities for schools, transport improvements, the tram project, public realm improvements and open space.

NSESBB Non-statutory guidelines Part B of 'The Edinburgh Standards for Sustainable Building' sets principles to assess the sustainability of major planning applications in Edinburgh

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

The Open Space Strategy and the audit and action plans which support it are used to interpret local plan policies on the loss of open space and the provision or improvement of open space through new development.

Appendix 1

Application for Planning Permission 15/03075/FUL At Land 100 Metres North Of 86, Longstone Road, Edinburgh Residential development of 157 new build homes, a mixture of houses and flats and mixed tenures (as amended).

Consultations

Edinburgh Urban Design Panel Report

Executive Summary

The Panel welcomes the opportunity to review the proposal at this early stage of the design process. The proposal was generally viewed by the Panel to be well considered within the context. However, further consideration with particular respect to views, topography, landscape design and the quality of streets and spaces was encouraged by the Panel.

Main Report

1 Introduction

1.1 The proposal is for a residential development of around 180 units new build homes comprising of a mixture of houses and flats and of a range of tenures. The site lies to the south of the Calder Road, to the west and south of HMP Saughton. It is bound to the south by established residential properties in Longstone Crescent and Longstone Road. Vehicular access to the site is currently provided from the south off the Longstone Road roundabout.

1.2 The site is currently undeveloped, with the exception of the Prison Officers Club House in the south west corner. The site falls north to south, with the Murray Burn to the south of the site and the south eastern area of the site identified as a natural floodplain.

1.3 A Right of Way runs to the north of the Murray Burn from Longstone Road to Stenhouse Mill Lane. Access to this area is currently restricted.

1.4 The site is identified as Open Space in the Edinburgh Local Development Plan. The existing site is largely inaccessible to the public and therefore offers limited amenity and leisure value. The Open Space Strategy (2010) outlines a deficit of large green space in the area. To satisfy policy, if there is improvement to the southern section of the site to create 2ha of publicly accessible greenspace of sufficient quality that would unlock the acceptability of the principle of housing on this site. The second proposed Local Development Plan included this site as a potential windfall development with a capacity of up to 189 dwellings, as identified in the LDP Housing Land Study 2014.

1.5 This is the first time that the proposals have been reviewed.

1.6 No declarations of interest were made by any Panel members in relation to this scheme.

1.7 This report should be read in conjunction with the pre meeting papers which provide location, context, sketch layout, sections and analysis. Also, reference should be made to the Planning Issues Paper prepared by The City of Edinburgh Council.

1.8 This report is the view of the Panel and is not attributable to any one individual. The report does not prejudice any of the organisations who are represented at the Panel forming a differing view about the proposals at a later stage.

2 Masterplan/Layout

2.1 The Panel generally supported the concept design approach taken to date and acknowledged that this to be well considered within the context.

2.2 Landscape: The Panel strongly advocated the appointment of a landscape architect particularly given the Local Plan land designation and the extent of open space being proposed as part of the masterplan.

2.3 Topography and views: The site benefits from a southerly aspect with views to the Pentland Hills. The masterplan would benefit from drawing more on these positive characteristics to inform the design solution for the site. For example the proposed public focal space could be designed to take advantage of these views and the southerly aspect.

2.4 Primary vehicular route: The Panel supported the principle of permeability though the site by providing a new north-south primary street. However, the Panel were not convinced by the alignment/route of this primary street particularly in the south of the site. The relationship of the street to the existing prison wall was of particular concern. Approaches both from the north and south on this street will be dominated by the prison wall and therefore have a detrimental impact on the character of the place. This could be resolved the reconsidering the alignment of the street.

2.5 Prison wall: The impact that this structure will impose on the site requires careful consideration and handling in developing the masterplan. Refer to point 2.4.

2.6 Development SW Edge of Site: The Panel questioned the suitability of development in this area and suggested that this could be redistributed through the proposed developed area of the site and not located in the green open space. With respect to the layout proposed in this area the Panel expressed concern regarding the positioning and proximity of the pedestrian foot path to the rear back gardens and feasibility of the layout to provide adequate private space for these units.

3 Routes and Connections

3.1 The Panel supported the design approach of providing permeability both vehicular and pedestrian through the site.

3.2 The natural fall of the site and the dominance of the prison wall presents challenges with respect to the design of the new main north south street. The Panel encouraged the line/alignment of this street to be reconsidered to take account of the views from the site and reduce the impact the prison wall will have on the character of the street.

3.3 While it was noted that the local community are resistant to connectivity from this site to the existing established residential area to the west. The Panel encouraged this to be considered further and suggested that a connection could be made through the garage area.

The Panel noted the opportunity for this site to provide a connection on the south east edge to the Water of Leith and wider green network and should be considered as part of the overall landscape design of the green space to the south of the site.

4 Landscape

4.1 The Panel strongly advocated the appointment of a Landscape Architect at this stage of the design process to assist to develop a landscape design for both the public and private spaces. This will be a key element to any design for this site given its current designation as open space within the Local Plan. It was also noted by the Panel that a suitable budget will be required for this element of the design.

4.2 The opening up of this green space to be used by the wider community was supported by the Panel. The Panel understood that the design of the public open green space was still under discussion by the design team but was likely to be designed as an amenity area for the community and not a structured park.

4.3 The Panel noted that the open space is currently used informally by the local community and that to understand its use may assist in the design of the green open space.

4.4 It was noted by the Panel that the proposal may benefit from a balancing of the green spaces. For example the flatted blocks at the end of the terraces appear to have the same area of private garden as the flatted blocks and the 'horse shoe' block appears to have excessive private space and therefore a redistribution of these private spaces could benefit the overall design.

4.5 Boundary conditions will require careful consideration to ensure an integrated approach with the existing context. In particular; the large area of green open space to the south of the site and how it relates to the adjacent garden areas, the established residential area to the west and any boundary treatments and the integration with the prison wall and no build zone.

4.6 The Panel suggested the use of water in the landscape design given the proximity of the Murray Burn. Also, regarding the area identified for SUDS it was suggested that the design of this area could be informed by the views.

5 Height and Massing

5.1 The Panel strongly advocated that in order to maximise views from the site the proposed massing should be reconsidered to result in a more democratic approach to this aspect of the design.

5.2 The Panel noted that in some areas the proposed massing was at odds with the surrounding area and therefore encouraged the design team to reconsider the edge conditions.

5.3 The Panel strongly advocated that the urban form should be used to form an appropriate character for the street and spaces. This approach will require careful consideration of the building massing, building heights and street enclosures to create a quality and character to the streets and spaces. The public focal point may benefit from this approach.

6 Architectural Treatment and Materiality

6.1 The Panel noted that no information regarding either the architectural response or materiality had been presented and therefore no comments have been made on these elements of the design.

7 Parking

7.1 The Panel noted that a high level of parking is proposed for the site. Given the site is well connected and accessible to public transport the Panel encourage a reduced level of parking to be considered for this site.

8 Recommendations

8.1 In developing the design, the Panel supports the following aspects and therefore advocates that these should remain in the proposals:

- o A contextual response
- o The opening up and permeability of the site to the wider community
- o The use of the site for residential use

8.2 In developing the proposals the Panel suggests the following matters should be addressed:

- o To further consider views, topography and building height and massing to inform the masterplan and quality of the streets and spaces.
- o To fully consider the impact of the prison wall on the site and wider context
- o A landscape design for the site which consider both the public and private spaces.
- o Further permeability and linkages both to the west and east.
- o Siting of the development in the south west corner.
- o Height and massing with respect to boundary conditions.
- o A reduction in parking levels.

Scotways comment

The National Catalogue of Rights of Way shows that asserted right of way LC122 runs along the south-eastern boundary of the site indicated on the applicant's Location Plan. A map is enclosed showing asserted right of way LC122 highlighted in orange. As there is no definitive record of rights of way in Scotland, there may be other routes that meet the criteria to be rights of way but have not been recorded as they have not yet come to our notice.

We note that, in the Detailed area plan of the Southern Park in the Landscape Design Statement, the applicant marks asserted right of way LC122 as an existing path and proposes to link this with new routes across the site. We welcome improvements to public access networks and the applicant's stated objective to improve access to and across the site and link new routes to those already in existence. We would recommend consultation with the access officer at the City of Edinburgh Council regarding the defined line of any new routes across the site.

The Society requests that it is made a condition of any planning consent granted that asserted right of way LC122 remains open and free from obstruction during and after construction of the proposed development.

You will no doubt be aware there may now be general access rights over any property under the terms of the Land Reform (Scotland) Act 2003. It is also worth bearing in mind the Core Paths Plan, prepared by the Council's own access team as part of their duties under this Act. It is our understanding that asserted right of way LC122 is shown as a Local Path on the Core Path Plan.

Neither the Society nor its individual officers carries professional indemnity insurance and in these circumstances any advice that we give, while given in good faith, is always given without recourse.

Flood Prevention comment

In support of the above planning application the Flood Prevention Unit have reviewed the following documents,

- o Design and Access Statement*
- o Drainage Masterplan Drawing, revision B dated June 2015*
- o Flooding and Drainage Strategy, dated June 2015*

In order to better inform the planning application process further information is required with respect to drainage.

- 1. The calculations shown in the drainage strategy document give an impermeable of 0.6ha. If this area is correct then the proposed discharge rate is in excess of the maximum 4.5l/s/ha rate based upon impermeable area. CEC Flood Prevention request a discharge rate equal to the 2 year Greenfield runoff rate or 4.5 l/s/ha is used, whichever is smaller. As per Sewers for Scotland Second Edition the outflow control must not be smaller than 75mm in diameter. All site drainage must discharge through the control even in the 1:200 year event.*
- 2. Please resubmit the microdrainage outputs for the underground pipework with a revised outfall control limiting to the appropriate rate of 4.5l/s/ha of impermeable area. Typically CEC would look to include a 20% climate change allowance to rainfall data as opposed to 30%.*
- 3. Please stipulate who will adopt and maintain the surface water network including the outfall, including any SUDS.*

We would request that a condition is applied so that CEC Flood Prevention team is satisfied with the outfall design.

We assume that SEPA will be consulted about this application and that they will identify the requirements as appropriate under the Controlled Activities Regulations (Scotland).

Flooding 21 August 2015

Thanks for sending through the supplementary information. I can confirm that the revised report satisfactorily addresses Flood Prevention's concerns.

Environmental Assessment comment

We have now had a look at the submitted noise and air quality impact assessments. The noise impact assessment has identified that mitigations measures will be required in the form of acoustic glazing and barrier. We need a drawing or plan on the portal which highlights where these mitigation measures are required. This will enable us to appropriately condition them with reference to the drawing number. Furthermore we will require more specific details on the proposed acoustic fence including the density and minimum thickness of the fence.

There is no mention of the prison in the noise impact assessment which we did advise during the pre-planning stage should be addressed. Can this be investigated.

Environmental Assessment further comment

The applicant has submitted a noise impact assessment which considered road traffic, and noise breakout from the prison. Due to the size and location of the development the applicant has also submitted a supporting air quality impact assessment.

The noise impact assessment has concluded that no mitigation is required for the prison noise. However up-graded acoustic glazing will be require to mitigate road traffic noise from the Calder Road the glazing specifications are highlighted in drawing number (HD964 PL)810 dated 19-08-15.

The noise impact assessment has also identified some of the garden areas requiring mitigation in the form of a 1.8m high close boarded timber fence (barrier) to protect the most exposed gardens. The location of the barriers is highlighted in drawing number (HD964 PL)810 dated 19-08-15.

The applicants' air quality impact assessment has identified that no specific mitigation measures are required for this proposed development. Although it does highlight the merits of including electric vehicle charging points within the proposed development. An informative shall be recommended to ensure the developer is made aware of this.

The applicant has submitted a Site Investigation Report which is currently being assessed by Environmental Assessment. Until this has been completed Environmental Assessment recommends that a condition is attached to ensure that contaminated land is fully addressed.

Therefore, Environmental Assessment has no objections to this proposed development subject to the following conditions:

1. The following noise protection measures to the proposed development, as defined in the RMP 'Noise Impact Assessment' report (R-7009-RGM-MI) dated 28th August 2015;

o Glazing to directly onto Calder Road (north facing)- Glazing units with a minimum insulation value of 6mm/12mm/10mm with Trickle vents capable of a sound reduction value of $D_{n,e,w+Ctr}$ more than or equal to 32 dB, in accordance with drawing number (HD964 PL)810 dated 19-08-15.

o Glazing to onto Calder Road (east and west facing)- Glazing units with a minimum insulation value of 6.4mm/12mm/4mm with Trickle vents capable of a sound reduction value of $D_{n,e,w+Ctr}$ more than or equal to 29 dB, in accordance with drawing number (HD964 PL)810 dated 19-08-15.

o Prior to the use being taken up, the 1.8m acoustic close boarded barriers with a minimal surface density of 10 kg/m² and minimum thickness of 18mm shall be erected as show on drawing no. (HD964 PL)810 dated 19-08-15.

shall be carried out in full and completed prior to the development being occupied.

2. *Prior to the commencement of construction works on site:*

(a) *A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and*

(b) *Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning*

Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

Informative

Charging outlets (wall or ground mounted) should be of the following standard:

Type 2 (EN62196-2), Mode 3 (EN61851-1) compliant and be twin outlet. With the ability to supply 22 kW (32 Amps) AC - Three Phase power and have the ability to be de rated to supply 11 kW to each outlet when both are in use. Where this is not possible then 7 kW (32 Amps) AC - Single Phase chargers that have the ability to deliver power of 7 kW capacity to each outlet simultaneously.

SEPA comment

We object to the proposed development on the grounds that it may place buildings and persons at flood risk contrary to Scottish Planning Policy (SPP).

In summary we wish to receive clarification on the following points before we would consider removing our objection to the proposed development:

Investigation of the risk of groundwater flooding.

In the event that the planning authority proposes to grant planning permission contrary to this advice on flood risk, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 provides criteria for the referral to the Scottish Ministers of such cases. You may therefore wish to consider if this proposal falls within the scope of this Direction.

We also require clarification on the treatment volume of the SUDS scheme to ensure that adequate surface water treatment can be achieved. If this clarification is not provided then please also consider this representation as an objection.

Please note the advice below.

Advice for the planning authority

Flood risk

We provided pre-planning comments and highlighted that a flood risk assessment would be required and no development should occur within the 0.5% annual probability (1 in 200 year) floodplain.

We have reviewed the information provided in this consultation and it is noted that the application site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA flood map. As a result, a flood risk assessment (FRA) has been undertaken.

No hydrological or hydraulic modelling has been undertaken on the Murray Burn. The FRA has relied on the information provided by City of Edinburgh Council modelling output from the Arup flood study for the Water of Leith flood protection scheme. The locations of the dwellings are located outwith the predicted 0.5% annual probability (1 in 200 year) flood extent.

Section 6.0 of the report makes reference to both SPP7 and PAN 69, both of which have been replaced. SPP7 was replaced with SPP in February 2010, which was later revised in June 2014. PAN 69 was replaced with 'Online Planning Advice on Flood Risk' in June 2015. All relevant planning policy and guidance (SPP7, SPP, PAN 69 and Online Planning Advice on Flood Risk) state that all sources of flood risk should be assessed.

No assessment into the risk of groundwater flooding has been undertaken within the FRA. Significant lowering of land is proposed as part of the development.

The site investigation report by Envirosol dated May 2015 has recorded ground water levels at the site. No information on the length of monitoring has been provided and we would stress that groundwater levels can fluctuate over different seasons. We have significant concerns regarding the risk of groundwater flooding at the site and this has to be investigated further. For example, residential developments at block 3 have finished floor levels of 61.6 metres Above Ordnance Datum (mAOD) and maximum groundwater level recorded at borehole 12 is 61.65mAOD. Finished floor levels and maximum groundwater levels are reasonably similar for most of the residential developments.

We have not reviewed the drainage strategy for this development from a flood risk viewpoint, this should be reviewed and assessed by City of Edinburgh Council as the flood prevention authority. Runoff rates should be agreed with the Council.

We would also highlight that there should be no landraising within the functional floodplain (1 in 200 year) as determined by the Arup flood report.

Surface water drainage

The levels of treatment appear appropriate however the Drainage Masterplan dated 13.01.2015 doesn't include confirmation of SUDS sizing. The sizing of the SUDS scheme is vital in ensuring adequate surface water treatment is achieved. It is the treatment volume that is necessary to provide adequate treatment for the catchment served. We require clarification on the treatment volume to ensure that adequate surface water treatment can be achieved and that the SUDS scheme is designed in accordance with the SUDS Manual.

Detailed advice for the applicant

Flood risk

The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess, flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit http://www.sepa.org.uk/flooding/flood_maps.aspx.

We refer the applicant to the document entitled: "Technical Flood Risk Guidance for Stakeholders". This document provides generic requirements for undertaking Flood Risk Assessments and can be downloaded from www.sepa.org.uk/flooding/planning_flooding.aspx. Please note that this document should be read in conjunction with Policy 41 (Part 2).

Our Flood Risk Assessment checklist should be completed and attached within the front cover of any flood risk assessments issued in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist our review process. It can be downloaded from www.sepa.org.uk/flooding/planning_flooding/fra_checklist.aspx

Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Edinburgh Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities" outlines the transitional changes to the basis of our advice inline with the phases of this legislation and can be downloaded from www.sepa.org.uk/planning/flood_risk.aspx.

Surface water drainage

Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in the CIRIA C697 manual entitled The SUDS Manual. Advice can also be found in our Guidance Note Planning Guidance. Please also refer to the SUDS section of our website for details of regulatory requirements for surface water and SUDS.

SEPA further comment dated 2 September 2015

We have received a revised Flooding and Drainage Strategy by Will Rudd Davidson on 19 August 2015, dated 17 August 2015, in light of our objection to the above planning application on lack of information regarding flood risk. An earlier version of the strategy did not assess the risk of flooding from groundwater and based upon our review of the ground investigation works and proposed finished ground levels, groundwater was likely to be encountered and required some form of assessment.

After review of this further information we are now in a position to remove our objection to the proposed development on flood risk grounds. Notwithstanding the removal of our objection, we would expect Edinburgh Council to undertake their responsibilities as the Flood Prevention Authority.

We are also satisfied that clarification has been provided on the surface water proposals so that adequate treatment levels can be achieved. We therefore request the condition, outlined in Section 2, to be attached to any grant of planning consent.

It is also noted from the revised Strategy that the perched water table will be pumped in order to allow ground works to take place safely. Such works require authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011. We consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising. We strongly recommend that the applicant contacts SEPA's local Operations team, the details of which can be found in Section 5 below, to discuss the matter further.

Please note the advice provided below.

Advice for the planning authority

1. Flood risk

1.1 Section 7.0 of the revised Strategy assesses the risk of groundwater flooding. Recorded groundwater levels are particularly close to proposed finished ground and floor levels at a number of boreholes. The findings from Will Rudd Davidson and also of Envirosols Geotechnical Engineers are that ground water is perched above the clay layer and not the true groundwater level. The consultants explain that it is fed by rainwater percolating through the granular material on site until it reaches cohesive soils.

1.2 To mitigate this risk, the perched water table will be pumped in order to allow ground works to take place safely. Such works are likely to require authorisation under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 and discharges should be controlled and released at an acceptable rate which will not increase flood risk locally. The consultants state that once the development is complete that volume of water being absorbed into the ground will be less due to the placement of SUDS. In the event that groundwater levels did rise above proposed ground levels, the revised Strategy states that the water will be captured within the drainage system or travel towards the Murrayburn. We strongly recommend that the drainage system designed appropriately in light of the possible groundwater risk and measures are agreed with the local authority.

1.3 We strongly recommend that finished floor levels are set at least 600mm above the finished ground levels. This is to ensure that in the worst case scenario where the perched aquifer levels rise above proposed ground levels, finished floor levels will not be affected.

2. Surface water drainage

2.1 *The applicant has demonstrated that there is adequate space within the site for SUDS but they have not confirmed how this will be achieved in detail. Therefore, we request that a condition is attached to the consent requiring the submission of details of a SUDS scheme. If this is not attached, then please consider this representation as an objection. To assist, the following wording is suggested:*

Prior to the commencement of any works, a SUDS scheme shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme.

Reason: to ensure adequate protection of the water environment from surface water run-off.

2.2 *Comments from Scottish Water, where appropriate, the Local Authority Roads Department and the Local Authority Flood Prevention Unit should be sought on the SUDS strategy in terms of water quantity/flooding and adoption issues.*

Detailed advice for the applicant

3. *Food risk*

3.1 *Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.*

3.2 *The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Edinburgh Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities" outlines the transitional changes to the basis of our advice inline with the phases of this legislation and can be downloaded from www.sepa.org.uk/planning/flood_risk.aspx.*

4. *Surface water drainage*

4.1 *Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in the CIRIA C697 manual entitled The SUDS Manual. Advice can also be found in the SEPA Guidance Note Planning advice on sustainable drainage systems (SUDS). Please refer to the SUDS section of our website for details of regulatory requirements for surface water and SUDS.*

Affordable Housing comment

1. *Introduction*

Services for Communities have developed a methodology for assessing housing requirements by tenure, which supports an Affordable Housing Policy (AHP) for the city.

o The AHP makes the provision of affordable housing a planning condition for sites over a particular size. The proportion of affordable housing required is set at 25% (of total units) for all proposals of 12 units or more.

o *This is consistent with Policy Hou 7 Affordable Housing in the Edinburgh City Local Plan.*

2. Affordable Housing Requirement

This application proposes around 157 residential units.

This application proposes to deliver a mix of tenures consisting of affordable homes for social rent, mid market rent and shared equity which will be owned and managed by Places for People Scotland and Castle Rock Edinvar. They will comprise a mix of one, two and three bedroom flats as well as three and four bedroom houses. The site is accessible from a number of points in close proximity to public transport.

The provision of such a high level of homes of approved affordable tenures is highly commended and warmly welcomed by this department.

This department is highly supportive of this application and requests that the applicant enter into a Section 75 legal agreement to provide the affordable housing before commencement of the project. This should be included in the informatives section of the report to Committee.

Archaeology comment

The site occurs on either side of the Murray Burn where it enters the Water of Leith at Longstone Village. The northern half of the site occupies a ridge of high ground adjacent to Saughton Prison, with the site forming being used as farm land for the prison. Although no sites have been recorded from the site itself, the sites position would suggest that it has the potential for prehistoric occupation. Further the surrounding area in particular the Water of Leith has been utilised for milling operations since the medieval period and as such similar remains utilising the Murray Burn may occur on this site.

The site is regarded as occurring within an area of archaeological potential in terms of prehistoric and medieval occupation. As such this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh City Local Plan Policies ENV9. The aim should be to preserve archaeological remains in situ as a first option, but alternatively where this is not possible, archaeological excavation or an appropriate level of recording may be an acceptable alternative.

As stated this site is regarded as being of archaeological potential. The proposed development will require extensive excavations in terms of construction of new buildings, landscaping, utilities, car-parking etc. Accordingly it is recommended that a programme of archaeological excavation is undertaken prior to site prior to development. In essence this will see a phased archaeological programme of works, the initial phase being an archaeological evaluation up to a maximum of 10% of the site. The results of which would allow for the production of appropriate more detailed mitigation strategies to be drawn up to ensure the appropriate protection and/or full excavation, recording and analysis of any surviving archaeological remains affected.

Accordingly it is essential that the following condition is attached to this consent to ensure that undertaking of the above elements of archaeological work are undertaken.

'No development shall take place on the site until the applicant has secured and implemented a programme of archaeological work (excavation, reporting and analysis and publication) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant. The WSI produced by AOC accompanying this application is suitable in terms of undertaking the initial evaluation, however this is a working document and may/will need revision if works on site are not undertaken within 6 months of this application or if another contracting unit is appointed to undertake the works. Similarly further phases of work will require separate agreement and Method statements.

Transport comment

We have no objections to the application subject to the following being included as conditions or informatives as appropriate:

- 1. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. Details of materials, extent of adoptable areas, drainage, SUDS, lighting, etc. will be required along with application for structural approval of the existing bridge;*
- 2. The internal layout of the development is not approved at this stage and requires to be designed in accordance with Designing Streets;*
- 3. A Quality Audit will be required prior to issuing road construction consent;*
- 4. Consent should not be issued until the applicant has entered into a suitable legal agreement to:
 - a. Contribute the sum of £126,171 to the line of the Edinburgh Tram, as set out in the approved Tram Line Developer Contributions report (based on 157 residential units in Zone 3);*
 - b. Submit a draft Travel Plan and Management Agreement prior to first occupation and a final Travel Plan within 12 months of that date. The Travel Plan to include financial contribution to transport promotion measures, including contributions to, or provision of, public transport season tickets and the provision of a public and sustainable transport information pack. Reason - To encourage more sustainable travel modes in line with the Local Transport Strategy policy LU 3;**

c. Contribute the sum of £2,000 to progress a suitable order to designate disabled parking spaces. All disabled persons parking places should comply with Disabled Persons Parking Places (Scotland) Act 2009. The Act places a duty on the local authority to promote proper use of parking places for disabled persons' vehicles, including those not within the road boundary. The applicant should therefore advise the Head of Transport if he wishes any off-road bays to be enforced under this legislation. All disabled persons parking places must comply with Traffic Signs Regulations and General Directions 2002 regulations or British Standard 8300:2009 as approved by the Head of Transport;

d. Contribute the sum of £2,000 to progress a suitable order to introduce waiting and loading restrictions as necessary;

e. Contribute the sum of £2,000 to progress a suitable order to redetermine sections of footway and carriageway as necessary, if required;

f. Contribute the sum of £2,000 to progress a suitable order to amend the extent of the 30mph speed limit on Calder Road to include the site junction, in line with Policy Safe5 of Edinburgh's Local Transport Strategy 2014-2019;

5. The applicant must be informed that any proposed on-street car parking spaces cannot be allocated to individual properties, nor can they be the subject of sale or rent. The spaces will form part of the road and as such will be available to all road users. Private enforcement is illegal and only the Council as roads authority has the legal right to control on-street spaces, whether the road has been adopted or not. The developer is expected to make this clear to prospective residents;

6. Refuse storage facilities should be within 30 metres of an area which can be accessed by a refuse removal vehicle;

7. The developer must submit a maintenance schedule for the SUDS infrastructure for the approval of Head of Transport. This is to ensure there is no discharge of water onto the public road network;

8. Any works affecting the existing carriageway/footway must be carried out in accordance with "Development Roads - Guidelines and Specification", see http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders

9. The proposed cycle parking to be to the satisfaction of the Head of Transport regarding specification, design, security, location and number. Cycle stand products should meet the criteria of ease of use and provide secure locking points for wheels / frame;

10. The visitor cycle parking for the development should be located at convenient locations, near the main entrances.

Note;

Current Council car parking standards for residential dwellings for sale or rent within this area (Zone 3a) requires a minimum 1 space per unit, there is no maximum. An additional 0.25 visitor spaces per dwelling should also be provided. Local Authority/Housing Association requires a minimum of 0.2 spaces per dwelling, there is no maximum. The applicant proposes to provide 173 parking spaces which meets the minimum parking requirements.

Police Scotland comment

We recommended that the architect and client meet with a Police Architectural Liaison Officer to discuss Secured by Design principles and crime prevention through environmental design in relation to this development.

Police Scotland further comment

We would comment as follows:

- o All ground floor and accessible windows and doors, must meet the PAS 24 Standard.*
 - o All communal entry doors should be access controlled, preferably with a magnetic lock and fob/card system so that any lost or stolen cards can be immediately removed from the system.*
 - o Any enclosed private rear garden areas should have a 1.8m fence and lockable back gates.*
 - o External dusk to dawn security lighting should be provided at the back door of all properties to enhance security and discourage intruders from entering private gardens and communal drying areas during the hours of darkness.*
 - o All street lighting for both adopted highways and footpaths, private estate roads, footpaths and car parks must comply with BS 5489:2013 - lighting should be matched to use and available surveillance.*
 - o All planting within the development should be kept below a metre in height, any trees should be crowned above 2.2 metres. This will allow for a clear window of vision across the site.*
 - o For Secured by Design accreditation, cycle stores have to be within fully enclosed rooms. The entrance should be a single leaf entrance door (PAS 24 or 44mm solid core door with a mortise lock to BS3621). Where there is an intention for cycle stores to be used to store disability scooters, double leaf SBD approved doors may be used. Ideally access into the cycle store should be access controlled using a fob or card system to monitor use of the area if required.*
- If possible, on completion of the development, residents should be required to 'opt in' to receive a key/fob for cycle stores. This practice will enhance the security of the stores and reduce the likelihood of them being used for storage or disposal of other property.*
- o Ideally, any communal bin stores should be access controlled so they cannot be misused by outside parties.*

o You should consider one of the following SBD approved options for communal mail delivery facilities within buildings serving multiple flats:

Implement a system whereby mail can be delivered externally and retrieved internally. Secured by Design (SBD) for residential properties states, that mail boxes have to be SBD accredited.

Locate letter boxes at the main entrance/exit point of the building within an 'airlock' access controlled entrance hall. Both sets of doors should meet the same physical standards as front doors. The door entry system will have to operate both doors but the secondary door intercom would have no service button.

Secured by Design (SBD) for residential properties states, that mail boxes should meet the requirements of Door & Hardware Federation Technical Specification 009 (TS 009) or 008 (TS 008).

o I understand that there is an intention to provide a Childrens play area on the eastern side of the development. The play area would ideally be designed so that it can be secured at night. This is to reduce the amount of damage and graffiti that can occur in these areas after dark. The type of fencing and security measures will need to vary to suit the particular area. Fencing at a minimum height of 1200mm can often discourage casual entry and reduce damage to expensive play apparatus and ground coverings/safety surface.

While it is appreciated that a landscaped mound and planting will be used here to soften the look of the nearby prison wall, the area should be designed in such a way as not to diminish natural surveillance of the play park and landscaped garden areas from Blocks 03 and 04.

The foregoing recommendations are aimed at reducing the risk of criminal intrusion as far as possible taking into account various factors. With this in mind, however, no measure can ever be guaranteed to deter each and every potential intruder.

Police Scotland do not recommend or endorse specific products or companies. Any product used should, where possible, be endorsed as part of the 'Secured By Design' and 'Sold Secure' criteria.

Education

The estimated pupil generation is as follows:

<i>Catchment School</i>	<i>Predicted Pupil Generation</i>
<i>Stenhouse PS</i>	<i>19</i>
<i>Tynecastle HS</i>	<i>11</i>
<i>St Joseph's RC PS</i>	<i>3</i>
<i>St Augustine's RC HS</i>	<i>2</i>

In terms of non denominational and denominational primary schools it is projected that both Stenhouse PS and St Joseph's Primary will have capacity in the longer term to accommodate the pupils generated from this development.

In terms of High School contributions the methodology outlined in the Education Infrastructure Appraisal associated with the second proposed Local Development Plan is deemed to be satisfactory in terms of determining "a proportionate contribution". At present, the contribution would be £29,680 per pupil index linked to Quarter 1 2015 and would be subject to future inflation uplift beyond that point using the normal BCIS All-in TPI. This would mean a contribution of £326,480 for non-denominational secondary and £59,360 for denominational secondary.

Total contribution - £385840 index linked to Qtr 1 2015.

As there may be a requirement to look at catchment review to address the future accommodation pressures at the catchment secondary schools it is requested that the full contributions are available to alleviate accommodation pressure at the current catchment schools even if this involves proposing catchment change and provision of additional accommodation at a neighbouring school.

Edinburgh Access Panel comment

The Panel would welcome any opportunity to discuss this development in more detail with the design team as this consultation response cannot possibly cover every design feature currently shown in these design proposals.

However, in addition to our open invitation to meet with the design team, there is a number of guidance documents which can provide designers with information to help make new developments like this more accessible and inclusive. The design team should make particular reference to:

- o Housing for Varying Needs (published in 1998, the then Scottish Office);*
- o BS 8300 (2009)- Design of buildings and their approaches to meet the needs of disabled people*
- o The Wheelchair Housing Design Guide, 2006 (Stephen Thorpe)*
- o Housing for people with sight loss (2008)*

These guidance documents will comprise design guidance which go beyond the minimum requirements of the Technical Handbooks (Scotland), and it is the Panel's strong desire to see this development reaching higher standards than the minimum statutory requirements.

We have offered a prioritisation of issues at the end of this letter to summarise the response.

Design Approach

The initial selection of the site should have regard to how people with access requirements will gain access to facilities beyond the site and the transport options available to them.

There is a need to ensure good inclusive and convenient access for people with access requirements including wheelchair users and ambulant disabled people throughout the development, linking entrance to site, all entrances to dwellings and site facilities. There is also a need to resolve differences in level in terms of gradients, widths, crossings, cross falls and surfaces. A comprehensive Access Statement should explain clearly how these are managed throughout the design process.

The Access Car Parking

A car parking strategy should clearly explain the rationale behind the number of car parking spaces, particularly those available for disabled people. The strategy should cover the approach to entrances from car parking and pedestrian network, having regard to distance between parking and dwelling, need for nominally level parking, and for covered transfer between car and wheelchair where required. Visitor car parking for people with access requirements should be considered as part of this.

Shelter

There is a need to resolve potential need for scooter storage, charging and covered transfer adjacent to entrance. Covered transfer space for car or scooter must be provided and should blend with the overall design of the scheme.

The design proposals do not indicate a covered porch at any of the dwellings. It would be good to ensure that any covered space at entrances is a functional porch or canopy rather than a decorative one.

Entry by manual or electric wheelchair into the home may be direct or after transfer from a vehicle. Where the latter is a pavement or class 3 vehicle (scooter) it should be possible to carry out this transfer and store and charge the vehicle within or directly off the covered parking area. Where class 3 vehicle use is probable, external storage with charging facilities should be provided and consideration given to parking and storage.

Routes

Routes within a development should be fully accessible, safe and secure. This implies careful layout and detail to resolve differences in level, crossings, incorporate overlooking, lighting and signing and to eliminate hazards.

Non standard street lighting should consider the need for external lights fitted with sensors which are often essential for disabled people.

Spaces for playing and outdoor resting and utilities Playspace needs to be inclusive in terms of design materials, groundscape, play equipment/furniture as well as the furniture which looks onto these areas. Seating should include suitable backrests and armrests.

External gates should be accessible at the front and rear of accessible dwellings and it should be possible to independently deposit refuse and recycled materials in containers for collection. In some cases this may be incorporated within the carport area or under an extended entrance canopy as a possible solution.

Topography and changes in Level

Preferably, gradients should not exceed 1:20. Some site sections have been provided however the abovementioned Access Statement ought to state what solutions will be provided where gradients exceed 1:20.

The design proposals do not show where dropped kerbs will be located therefore it is difficult to see exactly where the most accessible routes are and how these link up with the routes leading into the site.

High Priority

o A more detailed Access Statement must be provided (a "living document") which will give due consideration to the needs of people with access requirements. Ideally this document would cover many of the issues highlighted below.

o An increase in the number of accessible car parking spaces. Whilst it would be wrong for the Panel to suggest an exact number at this stage, due consideration must be given to the Disabled Persons' Parking Places (Scotland) Act 2009.

o Shared space is a concern in terms of hazards for people with access requirements. Our experience shows that shared space does not work well for people with mobility impairments or sensory impairments as definition of routes is often compromised.

o Tactile blister paving is required where there are crossings

o External lighting must define routes clearly, have good uniform lighting using lamps with good colour rendering.

o Careful consideration is required for changes in level. Dropped kerbs need to be shown and must link up with the routes required by disabled people

o Although there appears to be level access shower spaces in the "accessible" apartments, there is generally a lack of these spaces throughout the development. This would be particularly concerning for a couple or a family with 2 wheelchair users or say 2 people with walking frames. The size of space would cause particular difficulty for people using powered wheelchairs, walking frames etc.

o In blocks with common stairs, consideration must be given to a lift where people may not be wheelchair users but cannot use the stairs at all. The absence of lift provision in the 3 storey apartments means that disabled people cannot visit other people. If disabled people are to be part of the community then we must be fully integrated. Lift provision would also help pregnant mothers, mothers with prams and disabled people who are ambulant but cannot use the lifts.

o Secure and sheltered external space to store mobility buggies including charging

o Level access at front and back of all dwellings occupying ground floor

o Space is required within dwellings to store walking frames, wheelchairs

o Housing also needs to be accessible for people with visual impairments and must take account of good contrast using colour palettes and hues creatively, lighting strategies should optimise natural light. High reflective surfaces should be avoided and glare minimised. Spaces should be simple to use and free from hazards as far as reasonably practicable

o At least 1200mm space in hall/circulation space. However this does not suit people with powered wheelchairs

o Playspace needs to be inclusive by careful consideration of routes, materials, groundscape and play equipment/furniture

o 300mm for doors. (preferably 500mm)

o Careful consideration to security and protection of disabled people and vulnerable groups

Medium/High Priority

- o Accessible external seating/furniture*
- o Where bath traps are provided, consideration should be given to ease of converting to level access shower rooms*
- o Where accessible dwellings are provided such as Block 3 (2b3p), consideration should be given to the future provision of a ceiling mounted hoist and making the ceiling structurally capable of installing this will little expenditure*
- o 1500mm-1800mm turning space in the hall/lobby of accessible apartments. This would be much more suitable for people with powered wheelchairs*
- o The development should have "Secured by Design" accreditation or a similar guarantee scheme*
- o A covered platt area of 1800x1800 is recommended (above the Regs min requirement) to allow a wheelchair user/powerd wheelchair or scooter to park alongside the door and use a door entry system.*

Places for People and Hackland+ Dore Architects met John Gheel of Edinburgh Access Panel on 23rd September 2015

We confirm that all the issued raised by EAP in their letter dated 19th August 2015 have been sensibly explored.

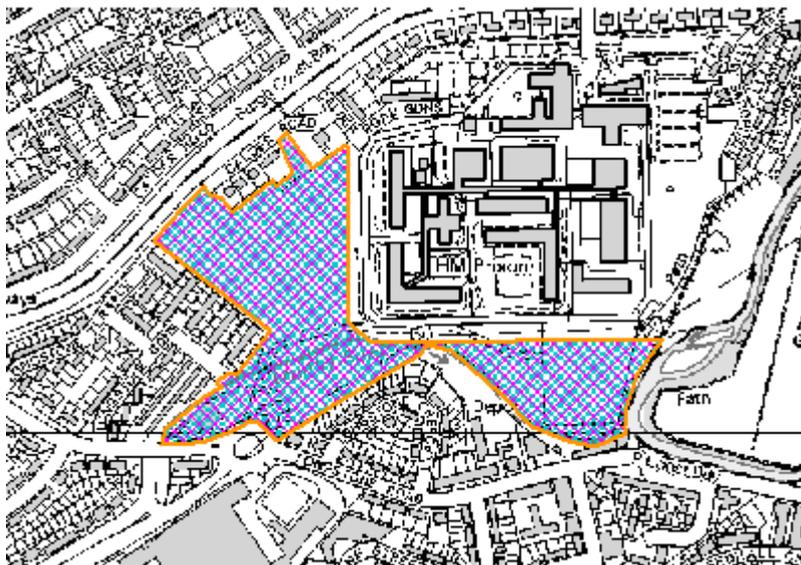
Places for People and Hackland+ Dore Architects met John Gheel of Edinburgh Access Panel on 23rd September 2015.

Main items of discussion as follows;

- JG very much welcomed the confirmation that the design will comply with "Housing for Varying Needs" design guide*
- Hackland +Dore confirmed that all front main doors and communal entrances will have accessible thresholds. A number of rear doors will also have an accessible threshold*
- H+D confirmed that gradients across the site would not exceed 1:20 with the exception of the existing stretch of road in proximity of the existing bridge*
- JG welcomed the confirmation that street lighting will be to adoptable standards*
- JG suggested the use of dusk to dawn lights to the rear gardens. This will be explored in the next stage of design*
- Shared streets/spaces can be a reason for concern for EAP, particularly for people with visual impairments. The proposed change of colour and texture should not be too subtle. John to forward some examples*
- H+D confirmed that 5% of parking spaces were to disabled standard in compliance with CEC Parking Standards*
- H+D confirmed that disabled parking was distributed across the site and also was available in proximity of the wheelchair dwellings (block 3, GFL)*
- It was agreed that the two accessible dwellings should have a wider path than standard to enable the parking of a mobility scooter next to the entrance*
- It was agreed that carports were not applicable to this type/scale of development*

- A flexible approach was agreed with regards to storage for mobility scooters. H+D confirmed that CEC would be flexible with reducing the number of bike stands in order to accommodate a number of scooter parking in the enclosed and secure storages. Cycle stores are conveniently located adjacent to communal entrances and therefore convenient for scooter storage. JG welcomed this and confirmed that bike stores could have a limited provision of bike stands with face fixing - i.e. can be removed to accommodate scooter parking as required. PfP agreed to provide electrical charging points for charging
- EAP raised a concern regarding the lack of lifts throughout the proposal. This is more difficult for us to accommodate. There is a range of accommodation sizes across the development, including many ground floor main door units, and therefore there should be flexibility to allow for people to move within the development if their needs change. The development is mainly for affordable housing and therefore the capital and running costs are limited. The introduction of lifts will increase costs, result in less units and will also increase the service charges paid by occupiers. People's needs for accommodation change throughout their lives, so it is anticipated that people will move a few times during their lives, as their needs change, whether this is the location of a job, the number of bedrooms they need, etc. As a continuing landlord of many of the units in this development, we will be in a position to facilitate any such moves.
- Accessible units - internal layout to be issued to John prior to Stage 2 warrant, for signing off
- EAP had requested 1200 mm space in hall/circulation space. H+D confirmed that generally halls/corridors were 1100mm wide with widening in adjacency of entrances which would allow for a wheelchair to turn around. JG confirmed that this is acceptable
- The play area should be accessible

Location Plan



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