

Development Management Sub Committee

Wednesday 13 January 2016

Report for forthcoming application by

Taylor Wimpey East Scotland for Proposal of Application Notice

15/05177/PAN

**At Land Adjacent To 132, Glasgow Road, Newbridge
Erection of 132 residential dwellings, associated
infrastructure and ancillary works.**

Item number 9.3

Report number

Wards A01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub Committee of forthcoming application for planning permission in principle for residential development, associated infrastructure and ancillary works at land adjacent to 132 Glasgow Road, Ratho Station.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 9 November 2015.

Links

Coalition pledges

Council outcomes CO7, CO19, CO23

Single Outcome Agreement SO4

Recommendations

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

Background

2.1 Site description

The site known as West Mains or Hillwood Road, lies immediately to the east of Ratho Station village and approximately 1km to the east of the Newbridge roundabout. The northern edge of the site is flanked by the A8 Glasgow Road. Edinburgh Airport runway lies immediately beyond with the Royal Highland Showground to the north east. The land to the east and south of the site is designated as Green Belt and comprises arable agricultural land.

The site is broadly triangular in shape and occupies 11.33 hectares. The main part of the site to the west comprises recreational grassland with semi-mature woodland to the northern, eastern and southern edges. This was implemented as Millennium Woodland planting c.2000. The north eastern corner of the site, lying to the east of the existing woodland boundary, currently serves as arable agricultural land. The prevailing levels of the site fall gently from south to north towards the A8.

The existing settlement to the west of the site comprises low rise suburban development. The Ratho Station Park comprising playing fields, children's playground and car parking, lies between the site and existing settlement area and is designated in the Rural West Edinburgh Local Plan Alteration 2011 as Open Space. The agricultural land to the east and south of the site is designated in the RWELP Alteration 2011 as Safeguard for Potential Relocation of the Royal Highland Centre.

The Rural West Edinburgh Local Plan Alteration 2011 identifies the site as Strategic Housing Allocation Proposal, HSP 4. This allocation is also reflected in the Second Local Development Plan, which identifies the site as Housing proposal, HSG5.

The site is a Council owned landholding and is currently being marketed for residential development.

2.2 Site History

23 September 2009 - Planning Application Notice lodged for residential development, care home, sheltered housing, community centre and associated access and landscaping works (application number;- 09/02332/PAN).

31 July 2013 - Planning Permission in Principle for residential development (including affordable housing), care home, land for community facility and associated access and landscape works - Minded to Grant - Legal Agreement (application number;- 10/02737/PPP).

Neighbouring Sites

25 March 2009 - Outline Planning Permission refused for residential development, a care home, sheltered housing, a new community centre and associated landscaping and engineering works. This includes both the current application site and adjacent land immediately to the east (Application number;- 08/04171/OUT).

9 October 2015 - Planning Application Notice lodged for residential development including affordable housing and ancillary for the adjacent land immediately to the east (application number;- 15/04707/PAN).

Main report

3.1 Description Of The Proposal

It is anticipated that the forthcoming application will be for Planning Permission in Principle.

Initial proposals identify that the site could deliver 132 residential units with landscaping and ancillary space. Potential vehicular access is identified from the A8 Glasgow Road to the north and Hillwood Rise to the south west.

3.2 Key Issues

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

a) The land use would be acceptable in principle having regard to the development plan;

The site is identified as Strategic Housing Allocation in the Rural West Edinburgh Local Plan Alteration 2011 (RWELP) and as a Housing proposal in the Second Local Development Plan (LDP).

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

It is anticipated that the forthcoming application will be for Planning Permission in Principle. A site masterplan and a design and access statement will be required to accompany the application. These will be expected to demonstrate delivery of placemaking objectives.

c) Access arrangements are acceptable in terms of road safety, public transport, pedestrian and cycle connectivity;

The proposal should have regard to the relevant transport policies of the Edinburgh City Local Plan, Designing Streets and the Edinburgh Street Design Guidance. Consideration should be given to the impact of traffic flows on the adjacent road network, access to public transport, pedestrian and cycle networks. A transport statement will be required to support the application.

d) There will be suitable infrastructure capacity for the development and that Council requirements for educational and affordable housing provision will be achieved;

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

A contribution will be required towards local school provision, in accordance with the provisions of the guidance on Developer Contributions and relevant Development Plan provisions. An affordable housing contribution will be required and is expected to be provided on site as the number of units exceed 20. The provision of affordable housing should reflect the mix of units provided and be tenure blind.

e) There are other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having detrimental impact on the environment. In order to support the application, the following documents will be submitted:

- Pre-application Consultation Report;
- Planning Statement;
- Site Masterplan, Design and Access Statement;
- Transport Impact Assessment;
- Flood Risk Assessment including Drainage Strategy;
- Noise Impact Assessment;
- Desk Top Archaeology Report;
- Tree Survey;
- Phase 1 Habitat and Protected Species Survey; and
- S1 Sustainability Statement Form.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions are currently being undertaken.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice 15/05177/PAN outlined arrangements for a public consultation event at Hillwood Primary School Early Years Hub in Ratho Station village on 25 November 2015. Local Ward Members and the Chairman of the Ratho and District Community Council have also been issued with a copy of the Planning Application Notice. The results of the community consultation will be submitted with each application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

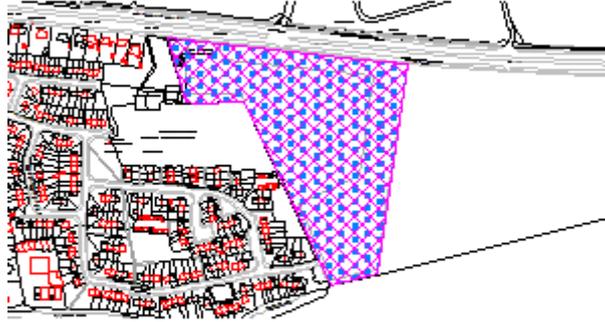
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

Single Outcome Agreement

SO4 Edinburgh's communities are safer and have improved physical and social fabric.

Location Plan



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