

# Development Management Sub Committee

**Wednesday 27 January 2016**

**Report for forthcoming application by**

**Wallace Land Investment And Land Management. for  
Proposal of Application Notice**

**15/05819/PAN**

**At Land 292 Metres West Of 10, Gilmerton Station Road,  
Edinburgh**

**Residential development with associated landscaping,  
infrastructure and infrastructure works.**

	9.1
<b>Item number</b>	
<b>Report number</b>	
<b>Wards</b>	A16 - Liberton/Gilmerton

## **Summary** 4.4

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a residential development at land at West Edge Farm, Lasswade Road, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 15/05819/PAN on 11 December 2015.

## **Links**

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**Coalition pledges**

**Council outcomes** CO7, CO19, CO23

**Single Outcome Agreement** SO4

## **Recommendations**

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

## **Background**

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### **2.1 Site description**

The development site is 20.7 hectares in area and lies in the south east of Edinburgh, close to Gilmerton and just north of Gilmerton Station Road.

The site is currently agricultural land and areas to the east, west and south are predominantly open countryside. A number of applications have been allowed at appeal for residential developments immediately adjacent to the site.

To the north of the site is the existing residential area of Gilmerton.

### **2.2 Site History**

There is no planning history for the site.

### **Neighbouring Sites**

The sites to the east and north east (Gilmerton Dykes Road and Gilmerton Station Road) are allocated for housing in the Second Proposed Local Development Plan as housing proposals HSG23 and HSG24. A planning permission appeal was successful for an extension to the Gilmerton Station Road site, extending it further and providing a conterminous boundary with this PAN application site.

#### **Gilmerton Dykes Road**

11 April 2014 - Application submitted for residential development of 61 units with associated accesses, roads and landscaping (application reference: 14/01446/FUL). This application was refused at the Development Management Sub-Committee. The reason for refusal was:

*"The proposed residential development is contrary to Strategic Development Plan (SDP) Policy 7 'Maintaining a Five Year Housing Land Supply' part c) as additional transport and education infrastructure required as a result of this development is not committed or able to be funded by the developer."*

This refusal was appealed and a decision is yet to be issued.

#### **Gilmerton Station Road**

30 April 2014 - Application submitted for a residentially-led mixed-use development including primary school, commercial/community uses, open spaces, access parking and landscaping is currently under consideration (14/01648/PPP). This application site is the area covered by HSG 24.

30 April 2014 - Application submitted for a residentially-led mixed-use development including primary school, commercial/community uses, open space, access, car parking and landscaping (14/01649/PPP). This application was appealed following non-determination and the appeal was allowed. This application site covers the site identified as HSG 24, plus additional land to the west.

## **Main report**

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### **3.1 Description Of The Proposal**

An application for planning permission will be submitted for residential development. No details have been submitted regarding the number of units, type of housing, access or design.

### **3.2 Key Issues**

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

#### **a) The principle of the development is acceptable;**

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

The proposal is therefore contrary to policy and a reasoned justification to allow development within the green belt will be required.

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

#### **b) The design, scale and layout are acceptable within the character of the area; and whether the proposal complies with the Edinburgh Design Guidance;**

The application will be for planning permission in principle. A design and access statement will be required to accompany the application.

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

The proposal should have regards to transport policies in the Edinburgh City Local Plan and Designing Streets. Consideration should be given to the impact on traffic flows on local roads and access to public transport. In addition, the cumulative transport impacts of this proposal alongside other proposals in the area will require to be assessed.

#### **d) Impact on education infrastructure can be addressed;**

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

### **e) There are any other environmental factors that require consideration;**

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be submitted (this list is not exhaustive):

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Information;
- Landscape and Visual Impact Assessment, including contextual views and visibility analysis;
- Air Quality Impact Assessment;
- Archaeological Desk-Based Assessment and Evaluation Data;
- Ecological Habitat Survey;
- Flood Risk Assessment and Drainage Strategy, including surface water management plan;
- Housing Land Assessment;
- Landscape Maintenance and Woodland Management Strategy;
- Landscape Strategy Document;
- Planting Schedule;
- Tree Survey;
- Noise Impact Assessment; and
- Site Investigation Report.

### **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**

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

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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**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**

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

## Consultation and engagement

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### 8.1 Pre-Application Process

No pre-application discussion have taken place in relation to this proposal. However a consultee meeting will be arranged in order to scope out the details of the forthcoming application.

### 8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 15/05819/PAN) outlined a public exhibition to be held in February 2016 at Gracemount High School. The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

### Background reading/external references

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- 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](#)

### John Bury

Head of Planning & Transport  
PLACE  
City of Edinburgh Council

Contact: Lesley Carus, Senior Planning Officer  
E-mail:lesley.carus@edinburgh.gov.uk Tel:0131 529 3770

## Links

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### 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.

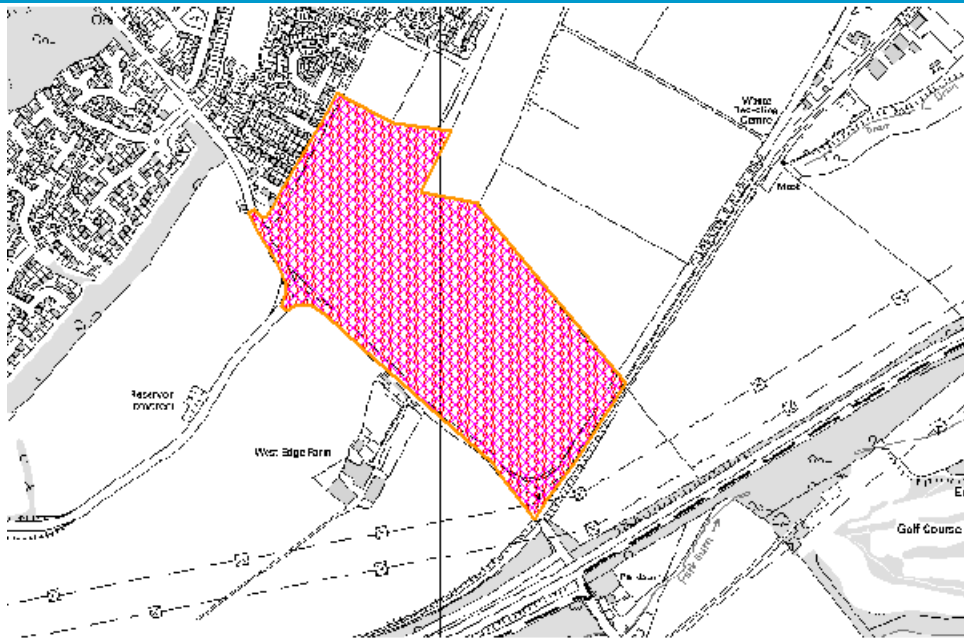
CO23 Well engaged and well informed – Communities and individuals are empowered and supported to improve local outcomes and foster a sense of community.

#### Single Outcome Agreement

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

## Location Plan

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