

Development Management Sub Committee

Wednesday 10 February 2016

Report for forthcoming application by

**The EDI Group Limited. for Proposal of Application Notice
15/05835/PAN**

**At Land 445 Metres North Of 103, Newcraighall Road,
Edinburgh**

**Residential development, new primary school, new local
centre including retail and other ancillary commercial uses
and community facilities, parkland and other associated
infrastructure.**

Item number	9.2
Report number	
Wards	A17 - Portobello/Craigmillar

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of major residential development, new primary school, new local centre including retail and other ancillary commercial uses and community facilities, parkland and other associated infrastructure.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 17 December 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 application site is approximately 48 hectares in area and is sited within the southeast of Edinburgh.

It is accessed to the north from Milton Road East and Newcraighall Road to the south and lies 445 metres north of 103 Newcraighall Road. The John Muir Way and Brunstane Burn are adjacent to the northern boundary of the site. The eastern boundary of the site follows the boundary of Newhailes estate and the City of Edinburgh Council boundary with East Lothian Council area. The southern boundary is adjacent to the disused railway line now used as part of the national cycle route. A housing site (Edinburgh Local Development Plan Second Proposed Plan reference HSG 29) is currently being constructed to the south. The western boundary adjoins the existing settlement of Brunstane.

At present the site is open countryside/farmland with trees around the site boundaries. The railway line bisects the site north to south.

There are also overhead power lines running north to south on the site. There are Scheduled Ancient Monuments on the site - the Scheduled Ancient Monument of Brunstane and the Brunstane moated site. Brunstane House, a Category A listed building (reference LB28034, 14 December 1970) is adjacent to the western boundary of the site. Newhailes House, a Category A listed building (reference LB10916, 22 January 1971) and estate is adjacent to the eastern boundary of the site.

2.2 Site History

There is no relevant planning history for this site.

Relevant applications within the area:

The site to the south-west:

7 September 2015 - planning permission granted in principle for new housing, local mixed use facilities together with open space, access and services, infrastructure, landscape and footpath/cycle provision (application number 10/03506/PPP).

8 September 2015 - application received for residential development comprising 176 No. dwellings and associated infrastructure including the discharge of conditions Nos. 2, 3, 4, 6, 7, 10, 11, 12 and 13 of PPP consent (application number 15/04/112/AMC).

Main report

3.1 Description Of The Proposal

An application will be submitted for planning permission in principle for residential development, new primary school, new local centre including retail and other ancillary commercial uses and community facilities, parkland and other associated infrastructure.

No details have been submitted regarding the number of units, type of housing, access or design. No details have been submitted regarding the size, type, or location of the primary school, local centre or retail or other ancillary commercial uses and community facilities.

3.2 Key Issues

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

(a) the development would be acceptable in principle having regard to the development plan;

The adopted Edinburgh City Local Plan (2010) designates the site as Green Belt. The relevant Structure Plan Policy is HOU 8 Development on Greenfield Land.

The Second Proposed Local Development Plan (LDP) (2014) designates the site as an identified housing site proposal HSG29, school proposal SCH 9 and shopping proposals S5. It identifies the site as having an estimated capacity of 950-1,330 housing units and requires 2 hectares for a new primary school, as well as a proposed new local centre.

Any application will need to be assessed taking into consideration these designations.

(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 Brunstane and Newcraighall Site Brief was prepared as part of the Second Edinburgh Local Development Plan June 2014 and should be taken into account. This will include a new vehicular crossing and potential for new pedestrian access to the south-east of the site and enhance connections through the site.

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

The proposal should have regards to the transport policy of the Edinburgh City Local Plan and the Edinburgh Second Proposed Local Development Plan 2014 as well as Designing Streets. Transport information will be required to support the application.

(d) There are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity. Environmental Impact Assessment screening will need to be undertaken to consider if an Environmental Statement is required. In order to support the application, it is anticipated that the following documents will be submitted:

- Air Quality Impact Assessment;
- Archaeological Desk-Based Assessment and Evaluation Data;
- Contextual Views and Visibility Analysis;
- Design and Access Statement;
- Ecological Habitat Survey;
- Flood Risk Assessment and Drainage Strategy;
- Historic Building and Historic Landscape Assessment;
- Landscape Maintenance and Woodland Management Strategy;
- Landscape Strategy Document;
- Landscape and Visual Impact Assessment;
- Pre-application Consultation Report;
- Site Investigation Report;
- Transport Assessment, and
- Tree Survey.

3.3 Assessment

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

Financial impact

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

Risk, Policy, compliance and governance impact

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

Equalities impact

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

Sustainability impact

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

Consultation and engagement

8.1 Pre-Application Process

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 15/05835/PAN) outlined community drop-in exhibitions, with members of the project team, to be held in March 2016. The details of the public events will be advertised in Edinburgh Evening News and sent to Community Councils, Local Ward Councillors, Neighbourhood Partnership and the MP/MSPs. Posters/leaflets advertising the consultation events will be displayed in places of public access - community and other local facilities.

Portobello Community Council has requested additional community engagement including the use of social media, PLACE standard and Planning Concordat which the developer is encouraged to pursue.

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](#)

John Bury

Head of Planning & Transport
PLACE
City of Edinburgh Council

Contact: Catriona Reece-Heal, Senior Planning Officer
E-mail: catriona.reece-heal@edinburgh.gov.uk Tel: 0131 529 6123

Links

Coalition pledges

Council Outcomes -

CO7 Edinburgh draws new investment in development and regeneration.

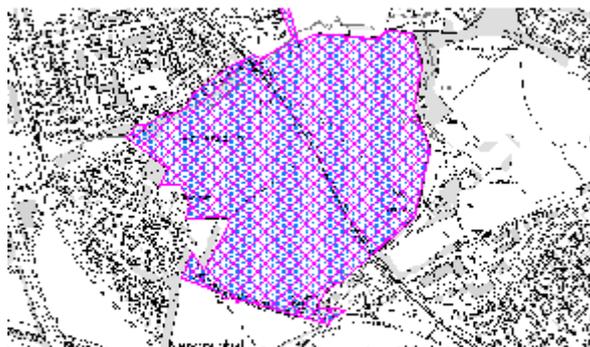
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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