

Development Management Sub Committee

Wednesday 25 May 2016

Report for forthcoming application by

Park Lane (Scotland) Ltd. for Proposal of Application Notice

16/01688/PAN

**At Land 222 Metres Northwest Of Ashley Cottage 29,
Freelands Road, Ratho**

**A sustainable urban extension to Ratho of approximately
150-200 houses.**

	9.1
Item number	
Report number	
Wards	A02 - Pentland Hills

Summary

To inform the Development Management Sub-Committee of a forthcoming planning application concerning a proposed residential development to the north of Ratho.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice on 24 March 2016.

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 is 12.85 hectares of arable farmland located to the north of Ratho. It is bounded by the existing settlement edge and Freelands Road to the south, Baird Road to the west, the M8 to the north and agricultural land to the east.

Ratho Conservation Area bounds the site to the south. Middle Norton, a category C listed building (reference: 27244, dated 8 March 1994), is located to the east of the site. This application site is located partly with the Ratho Conservation Area.

2.2 Site History

The site was promoted for residential development by Park Lane and Allison Trustees as part of the proposed Local Development Plan (LDP). It was not supported by the Council but will now be considered through the examination of the Proposed LDP.

Other relevant history

Site to the west

5 March 2014 - proposal of application notice received for a residential housing development and open recreational space (application number: 14/00885/PAN).

29 March 2016 - proposal of application notice received for a residential development (approximately 65 units) and associated works, including demolition and removal of old cement works (application number: 16/01674/PAN).

Site to the south

2 July 2010 - planning permission granted for residential development (119 units including 19 affordable houses), an 84 bed residential care home and a new canal basin with associated changing block (application number: 09/01067/FUL).

18 November 2014 - planning permission granted, on appeal, for residential development of 14 houses, footpaths and landscaping (application number: 13/03878/FUL; DPEA reference: PPA-230-2125).

Site to the south-east

3 May 2016 - planning permission in principle refused for a residential development of approximately 150 houses (application number: 15/05224/PPP).

Main report

3.1 Description of the Proposal

The proposal is for a residential development of 150-200 houses. No details have been provided regarding the means of access, layout or any other matters relating to the proposed development.

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 Rural West Edinburgh Local Plan (RWELP) and the Second Proposed Local Development Plan (LDP) identifies the site is located in the green belt.

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

The application will be for planning permission in principle. It is anticipated that matters concerning design, layout, impact on listed buildings, and airport safety will be considered as part of an application for matters specified by conditions.

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

The proposals should have regard to transport policies of the Rural West Edinburgh Local Plan and the Second Proposed Local Development Plan (LDP), and the Edinburgh Street Design Guidance. Transport information will be required to support the application and should include consideration of the cumulative impacts with other developments in Ratho and the west of Edinburgh.

d) there are any other environmental factors that require consideration;

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

A contribution will be required towards local primary and secondary 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 exceeds 20. The provision of affordable housing should reflect the mix of units provided and be tenure blind.

The applicant will have to demonstrate future occupiers have an adequate level of amenity with regard to traffic noise and air quality due to the site's location next to the M8.

In order to support the application the following supporting documents may be required:

- Pre-Application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Landscape Assessment and Strategy.
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Noise Impact Assessment;
- Air Quality Impact Assessment;
- Archaeology Heritage information; and
- Sustainability Assessment.

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 outlines one public consultation event will be held in June, details of which to be confirmed.

The applicant notified Ratho and District Community Council, Pentlands Neighbourhood Partnership, Councillor Bill Henderson, Councillor Dominic Heslop and Councillor Ricky Henderson of the Proposal of Application Notice.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

To view details of the proposal of Application Notice go to;

- [Planning and Building Standards online services](#)
- [Edinburgh City Local Plan and Rural West Edinburgh Local Plan](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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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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