

Development Management Sub Committee

Wednesday 8 June 2016

Report for forthcoming application by

Stewart Milne Homes. for Proposal of Application Notice

16/01930/PAN

**At Land 202 Metres Northeast Of 60, Ratho Park Road, Ratho
Erection of residential development with associated access
roads, landscaping, SUDS and ancillary development**

Item number	9.1
Report number	
Wards	A02 - Pentland Hills

Summary

To inform the Development Management Sub-Committee of a forthcoming application for planning permission for residential development on land at Ransfield Farm, Ratho Park Gardens, Ratho.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 8 April 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 application site is approximately 7.6 hectares in area. It is bounded on the north by a new housing development and farmland. Ratho Park Golf Course sits to the east. To the south are Ratho Park Gardens and farmland. Ratho Park Road and the rear gardens of a housing development at East Croft, form the west boundary.

The application site is gently rolling, cultivated agricultural land. There are mature trees inside and adjacent to the site's north, east and south boundaries. The Union Canal, (a scheduled ancient monument) runs through the site on the north. The site is within the Edinburgh Green Belt and the canal is a site of importance for nature conservation. Ratho Park Golf Course is designated in the Rural West Edinburgh Local Plan as being within an area of outstanding landscape quality.

Vehicular and pedestrian access is from Ratho Park Road.

2.2 Site History

1 May - 14 June 2013 - representation period for the Proposed Local Development Plan (LDP). Representations were received in support of retaining Green Belt boundaries identified in the Proposed LDP. The applicant submitted a representation to the plan, proposing housing development at this site.

3 September 2014 - application for planning permission for residential development of 85 units, comprising 1- 5 bedroom detached, semi-detached and terraced houses, landscaping, SUDs and ancillary works (application reference: 13/05165/FUL) dismissed at appeal (DPEA appeal reference: PPA-230-2124).

Reasons for refusal:

- loss of prime agricultural land;
- design;
- not in keeping with settlement and local area character; and
- likely to undermine green belt objectives.

Relevant nearby sites

Site to the north of proposal site

3 May 2016 - application for planning permission in principle for proposed residential development (approximately 150 units) with associated works refused at full Council (application reference: 15/05224/PPP).

Reasons for refusal:

- prematurity;
- non-conforming use in Green Belt;
- loss of prime agricultural land;
- contrary to SDP Policy 7(Maintaining a Five Year Housing Land Supply);
- adverse impact on Ratho Village character and setting; and
- sustainable transport use not encouraged.

Site to the north west of proposal site (now developed)

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

4 January 2013 - planning permission granted for proposed residential development of 14 dwelling houses on land formerly consented for care home use (application reference: 09/01067/FUL) at land adjacent to Freelands Road Ratho (application reference: 12/02322/FUL).

Main report

3.1 Description of the Proposal

An application for planning permission in principle will be submitted for the erection of residential development with associated access roads, landscaping, sustainable urban drainage (SUDs) and ancillary development.

The proposal is at an early stage and further details are to be confirmed.

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) identifies the site as within the Green Belt. Policy E5 of RWELP sets out criteria for development in the Green Belt and Countryside Areas and the application is contrary to policy. The Second Proposed Local Development Plan maintains the site as being located within the greenbelt.

b) The design and layout are acceptable within the character of the area and the proposals comply with the development plan and the Edinburgh Design Guidance;

The proposals should have regard to the design policies within the RWELP and the Edinburgh Design Guidance. A design and access statement will accompany the application.

Issues to be addressed include:

- impact on the canal and its setting;
- effect on views into and from the site;
- provision of useful green space and links to green networks; and
- creation of a sense of place.

As the Union Canal is a scheduled ancient monument, Historic Environment Scotland will be consulted.

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

The proposals should have regard to transport policy of the Rural West Edinburgh Local Plan and the impact of additional traffic. Accessibility of public transport, safety at Dalmahoy junction and lighting of the proposed scheme would all have to be considered. Transport information will be required to accompany the application.

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

The application will need to be screened for an Environmental Impact Assessment (EIA). The applicant will be required to submit sufficient information to support the development and infrastructure design. The impact on the Union Canal and the mature trees on the boundaries will need to be taken account of. In order to support the application, the following documents will be submitted:

- surface water management plan/SUDS and flood risk assessment;
- sustainability statement;
- landscape and visual impact appraisal;
- tree survey and constraints report;
- ecological appraisal; and
- archaeological 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 outlines a public consultation event and preview for community council and ward councillors to be held on a date to be confirmed. There will be an additional manned public event on a separate date. The applicant is to agree the public event details with the Council in advance, and notify all other interested parties at least seven days prior to the events. The applicant is also to work with the community council on meeting attendance and additional publicity, including posters and leaflet distribution.

The applicant advised that it was notifying Ratho and District Community Council, the Almond and Pentlands Neighbourhood Partnerships, the Almond and Pentland Hills Ward Councillors and Ratho Library.

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.

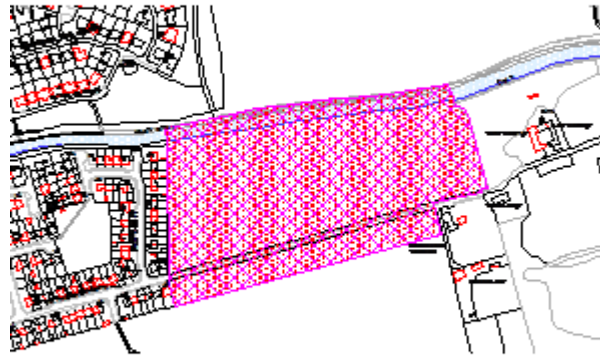
CO19 Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm.

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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