

# Planning Committee

10am, Thursday, 8 December 2016

## Cammo Estate: Local Nature Reserve Declaration – referral from the Transport and Environment Committee

<b>Item number</b>	11.1
<b>Report number</b>	
<b>Wards</b>	All

### Executive summary

---

The Transport and Environment Committee on 1 November 2016 considered a report by the Executive Director of Place regarding results of a consultation exercise on proposals to declare Cammo Estate as a Local Nature Reserve. The Committee agreed to refer the report to the Planning Committee for information.

<b>Coalition pledges</b>	See attached report
<b>Council outcomes</b>	See attached report
<b>Single Outcome Agreement</b>	See attached report
<b>Appendices</b>	Cammo Estate: Local Nature Reserve Declaration report by the Executive Director of Place

# Terms of Referral

## Cammo Estate: Local Nature Reserve Declaration

### Terms of referral

---

- 1.1 On 1 November 2016, the Transport and Environment Committee considered a report regarding Cammo Estate Local Nature Reserve Declaration.
- 1.2 The Transport and Environment Committee agreed:
  - 1.2.1 To note the findings of the consultation exercise seeking views on proposals to declare Cammo Estate as a Local Nature Reserve.
  - 1.2.2 To note the declaration of Cammo Estate Local Nature Reserve would take place in November with certified copies of the declaration available for public inspection.
  - 1.2.3 To refer the report to the Planning Committee for information.

### For Decision/Action

---

- 2.1 The Planning Committee is asked to consider the attached report.

### Background reading / external references

---

Transport and Environment Committee 1 November 2016.

## Kirsty-Louise Campbell

Interim Head of Strategy and Insight

Contact: Stuart McLean, Committee Clerk

E-mail: [stuart.mclean@edinburgh.gov.uk](mailto:stuart.mclean@edinburgh.gov.uk) | Tel: 0131 529 4106

### Links

---

<b>Coalition pledges</b>	See attached report
<b>Council outcomes</b>	See attached report
<b>Single Outcome Agreement</b>	See attached report
<b>Appendices</b>	Cammo Estate: Local Nature Reserve Declaration - report by the Executive Director of Place

# Transport and Environment Committee

10.00am, Tuesday, 1 November 2016

Appendix 1

## Cammo Estate: Local Nature Reserve Declaration

**Item number**

**Report number**

**Executive/routine**

Routine

**Wards**

Almond

### Executive Summary

---

This informs Committee of the results of a consultation exercise on proposals to declare Cammo Estate as a Local Nature Reserve and the subsequent declaration of Cammo Estate as Local Nature Reserve. The Council's legislative power to declare Local Nature Reserves is also outlined.

A Local Nature Reserve (LNR) is an area of land declared under Section 21 of the National Parks and Access to the Countryside Act 1949, by a local authority, for its special nature interest and/or educational value.

The final stages of the declaration process will take place during November. A notice of declaration will be published and certified copies of the declaration placed in local libraries, the Drumbrae Hub and at the Planning and Building Standards reception. Local press and web sites will be used to advertise that the certified copies are available for inspection.

### Links

---

**Coalition Pledges**

[P48](#)

**Council Priorities**

[CO19](#)

**Single Outcome Agreement**

[SO2](#) [SO4](#)

## Cammo Estate: Local Nature Reserve Declaration

### 1. Recommendations

---

- 1.1 It is recommended that the Committee:
  - 1.1.1 notes the findings of the consultation exercise seeking views on proposals to declare Cammo Estate as a Local Nature Reserve;
  - 1.1.2 notes the declaration of Cammo Estate Local Nature Reserve will take place in November with certified copies of the declaration available for public inspection; and
  - 1.1.3 refers the report to Planning Committee for information.

### 2. Background

---

- 2.1 Local authorities possess statutory powers to set up and manage Local Nature Reserves (LNRs), under Section 21 of the National Parks and Access to the Countryside Act 1949.
- 2.2 On 3 June 2014, the Transport and Environment Committee agreed to consult on the declaration of Cammo Estate as a Local Nature Reserve.
- 2.3 The designation of Cammo Estate as an LNR accords with the Council's Scottish Biodiversity Duty and is included as an action within the Edinburgh Biodiversity Action Plan 2016-18.
- 2.4 Cammo Estate lies to the north-west of the City and is within the North West Locality. The proposed LNR covers 39 hectares in size and comprises a mosaic of farmland, semi-improved grassland, broadleaved woodland and ponds.
- 2.5 Cammo Estate is in the ownership of the City of Edinburgh Council and is managed by the Forestry and Natural Heritage Service.

### 3. Main report

---

- 3.1 Local Nature Reserves (LNR) are areas of high natural heritage interest, which are not just protected but are also managed and improved, with the conservation of nature as a priority concern. In recent years, community participation, education and informal recreation have also become established as desirable management objectives.

- 3.2 In order to meet the legislative requirements of the 1949 Act, it is essential that a proposed LNR meets eight requirements set out below.
- 3.2.1 It should consist of land (interpreted to include foreshore above low-water mark of ordinary spring tides or inland waters).** Cammo Estate is a rural park comprising farmland, semi-improved neutral grassland, semi-natural broadleaved woodland, plantation woodland and ponds. The proposed boundary of the site is included at Appendix 1.
- 3.2.2 It should be managed.** Cammo Estate is managed by the Council's Forestry and Natural Heritage Service.
- 3.2.3 It should provide special opportunity for the study and research of British flora and fauna and the conditions in which they live, and the study of earth sciences interest in the area; and/or preserve the special natural or earth science interest in the area.** Biodiversity and conservation interest in Cammo Estate is high with several educational and health improvement establishments using the site on a regular basis.
- 3.2.4 It should consist predominantly of British flora and fauna.** Cammo Estate contains protected mammal species, a high number of bird species for its size and two locally notable plant species.
- 3.2.5 It should have the study and research into, or preservation of nature or the earth sciences as a priority objective and not as an incidental land management consideration.** Environmental education, promotion for research and preservation of heritage, all feature heavily in the management objectives of Cammo Estate.
- 3.2.6 It should lie in the jurisdiction of the local authority concerned.** Cammo Estate lies to the north-west of the City and is within the North West Locality.
- 3.2.7 It should be owned or leased by the local authority concerned, or under an agreement from the owner or tenant.** Ownership of Cammo Estate was transferred to the City of Edinburgh Council, in 1979, from the National Trust for Scotland.
- 3.2.8 It should be the subject of consultation with Scottish Natural Heritage.** Scottish Natural Heritage has been consulted on the proposal and is in favour of declaration.
- 3.3 In the Second Proposed Local Development Plan, the site is designated as a Local Nature Conservation Site. It is surrounded to the north by the environs of the River Almond and some low density housing, to the west by farmland, to the south-west by Turnhouse Golf Course and to the south by farmland. To the east, the site abuts the established residential area of Cammo and to the south-east lies the greenfield land identified for new housing in the Second Proposed Local Development Plan (HSG20). If this site is developed, green networks connections will be created through the housing site. Together with enhanced off-site links, this will improve connectivity to Cammo Estate from wider residential areas lying to the east.
- 3.4 The site is managed by the Council as a publicly accessible, natural greenspace. The Forestry and Natural Heritage Service has produced a 10 year management

plan for the site up to 2020. An advisory group for the management of Cammo Estate is in place with membership consisting of councillors, council officers, and representatives of the Cramond Association, the Friends of Cammo Estate and the National Trust for Scotland.

- 3.5 The involvement of local people is vital to the success of any LNR. The Cammo Advisory Group is in favour of the declaration of Cammo Estate as an LNR, however, in order to gain the views of the wider community, and following approval by committee in June 2014, a consultation exercise was due to commence. However, negotiation concerning the sale of Cammo Home Farm, which sits within the estate boundary and within the Council's ownership, resulted in delays due to the uncertainty over the final LNR boundary. The farmhouse and outbuildings were finally sold in 2016 enabling the consultation process to proceed. During June 2016, a consultation exercise was undertaken by the Council's Forestry and Natural Heritage Service.
- 3.6 The consultation included information made available at the Dumbrae Hub and Cammo Lodge, at Cammo Estate and an online consultation. In total 95 responses were received consisting of 50 through the online Consultation Hub, two from the Dumbrae Hub and 43 from Cammo Lodge. Of these 94 were in favour of declaration with one against. Scottish Natural Heritage also supported the declaration.
- 3.7 The main issues raised during the consultation were:
  - 3.7.1 Improvements to biodiversity;
  - 3.7.2 Improvements to infrastructure;
  - 3.7.3 Additional protection of the site for future generations to enjoy;
  - 3.7.4 The importance of the area in terms of providing natural vegetation to help filter the air which was particularly important given the high levels of air pollution in nearby local areas; and
  - 3.7.5 Concerns that the original designed landscape and historical features of the Estate are missing due to fragmentation e.g. the Old Portugal Garden area and the Water Tower.
- 3.8 The matters raised under points 3.7.1 to 3.7.3, all relate to key objectives of the management plan and will be given appropriate consideration by the Advisory Group.
- 3.9 The issue raised at 3.7.4, concerns local air pollution. The levels of (NO<sub>2</sub>) and particles (PM<sub>10</sub>) measured along Queensferry Road comply with Scottish Government Targets at relevant receptors e.g. the facade of residential property. There is a very small localised area that does not comply, which will be subject to further investigation.
- 3.10 The issue raised at 3.7.5, regarding the potential to include original Estate features such as the Water Tower and Portugal Garden as part of the LNR is acknowledged. However, these areas which are to the north and west of the proposed LNR

boundary have been lost from the original Estate due to road construction and fragmentation through private purchase. It is possible to enter into agreements with landowners to manage areas under private ownership as LNRs. However, the inclusion of these particular areas would require a considerable amount of time in negotiations and then investment to bring them up to acceptable standard. An assessment would also need to be undertaken to determine if these areas meet the criteria for LNR status. Therefore, it is considered appropriate to proceed with maintaining the area currently owned and managed by the Council as the LNR boundary, at this time.

- 3.11 Based on the overall positive outcome of the consultation exercise, it is proposed that Cammo Estate is declared an LNR. The final stages of the process will take place during November. According to the Act, the final stage requires a notice of declaration to be published “in a manner which appears best suited to informing the persons concerned”. In this instance, this will include placement of certified copies of the declaration in local libraries, the Drumbrae Hub and at the Planning and Building Standards reception. The fact that these copies are available for inspection will be advertised in the local and community press and on site notices boards. It will also be advertised electronically on Edinburgh Outdoors and Tell Me Scotland.
- 3.12 A launch event to celebrate the declaration and raise public awareness of the LNR will be planned for spring 2017. An article will also be produced for Scottish Natural Heritage’s LNR Bulletin.

#### **4. Measures of success**

---

- 4.1 The measure of success is the support of the local community to declare Cammo Estate as an LNR, followed by the formal declaration of Cammo Estate as an LNR in November 2016.

#### **5. Financial impact**

---

- 5.1 There are no financial implications to the declaration of Cammo Estate as an LNR as all management works will be carried out under existing budgets.
- 5.2 Declaration of the site as an LNR may provide opportunity to apply for additional funds from grant aiding bodies such as the Heritage Lottery.

#### **6. Risk, policy, compliance and governance impact**

---

- 6.1 There are no risk, compliance or governance impacts identified.
- 6.2 The declaration of Cammo Estate is supported by the Cammo Estate Management Plan and the Edinburgh Biodiversity Action Plan 2016 -18.

## 7. Equalities impact

---

- 7.1 There are no predicted impacts on rights and equality.
- 7.2 The aim of LNR declaration is to enhance and manage Cammo Estate for the benefit of both people and biodiversity. This has the potential to improve the quality of life, improve health and wellbeing, provide environmental education and volunteering opportunities, and supports sustainable communities.

## 8. Sustainability impact

---

- 8.1 The impacts in relation to the three elements of Climate Change (Scotland) Act 2009 Public Bodies Duties have been considered, and the outcomes are summarised below. Relevant Council sustainable development policies have been taken into account and are noted at Background Reading later in the report.
  - 8.1.1 The proposals in this report will have a neutral impact on carbon emissions. Carbon emissions will neither increase nor decrease during the process of LNR declaration. It may be worth noting however that the management of the grasslands on site as traditional meadows may increase carbon sequestration.
  - 8.1.2 The proposal in this report will increase the city's resilience to climate change impacts because it will increase the protection of semi-natural green space.
  - 8.1.3 The proposals in this report will help achieve a sustainable Edinburgh because they will give people the opportunity to enjoy the natural environment, delivering benefits to health, education and well being to those that visit the LNR.
  - 8.1.4 Economic well-being is not considered to impact on the proposals in this report because overall the LNR will be used by and involve those already living locally. There may occasionally be visitors or tourists from further afield but their impact on the local economy, due to low numbers, would be very limited.
  - 8.1.5 The proposals in this report will help achieve a more sustainable Edinburgh because it will increase the protection of a site positively managed for biodiversity and public enjoyment.

## 9. Consultation and engagement

---

- 9.1 Throughout June 2016, a public consultation was undertaken by the Forestry and Natural Heritage Service. The conclusion from the consultation was that there was considerable support for the declaration of Cammo as an LNR.
- 9.2 The Council has ongoing engagement with the local community through its partnership arrangements with the Cammo Advisory Group and the Friends of Cammo Estate.

## 10. Background reading/external references

---

[Local Nature Reserves in Scotland: A Guide to their Selection and Declaration](#)

[Cammo Estate Management Plan 2011-2020](#)

[Edinburgh Biodiversity Action Plan 2016-18](#)

[Resilient Edinburgh Climate Change Adaptation Framework 2014-2020](#)

[Sustainable Energy Action Plan](#)

### **Paul Lawrence**

Executive Director of Place

Contact: Julie Dewar Senior Planning Officer

E-mail: [Julie.dewar@edinburgh.gov.uk](mailto:Julie.dewar@edinburgh.gov.uk) | Tel: 0131 469 3525

Contact: David Kyles Natural Heritage Officer

E-mail: [David.kyles@edinburgh.gov.uk](mailto:David.kyles@edinburgh.gov.uk) Tel: 0131 529 2421

## 11. Links

---

<b>Coalition Pledges</b>	P48 – Use green flag and other strategies to preserve our greenspaces.
<b>Council Priorities</b>	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.
<b>Single Outcome Agreement</b>	SO2 – Edinburgh’s citizens experience improved health and wellbeing, with reduced inequalities in health.  SO4 - Edinburgh's communities are safer and have improved physical and social fabric.
<b>Appendices</b>	Appendix 1. Cammo Estate Local Nature Reserve Boundary.

