

# Development Management Sub Committee

**Wednesday 8 November 2017**

**Report for forthcoming application by**

**Cala Mgmt Ltd, BDW Trading Ltd + Cramond + Harthill  
Estates for Proposal of Application Notice**

**17/04395/PAN**

**At Land 345 Metres Southeast Of 18, Cammo Walk,  
Edinburgh**

**Development of LDP allocated site HSG20 for residential  
development supported by ancillary mixed uses including  
associated works and landscaping**

<b>Item number</b>	9.1
<b>Report number</b>	
<b>Wards</b>	B01 - Almond

## **Summary**

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming full planning application for a residential development on the Edinburgh Local Development Plan site HSG20, located 345 metres southeast of 18 Cammo Walk, 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 (17/04395/PAN) on 19 September 2017.

## **Links**

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **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 site covers approximately 28ha and is currently in agricultural use. The site is bound to the south and the west by the Bughtlin Burn. Cammo Walk also spans the length of the western edge of the site, providing links to Cammo Estate Park and Cammo Water Tower. The northern site boundary is formed by the rear gardens of residential properties located along Cammo Grove and Maybury Road provides an eastern boundary to the site. Housing Proposal Maybury HSG 19 lies to the south of the site, although not directly adjacent, which is allocated in the Adopted Edinburgh Local Development Plan (LDP) for an estimated 1700-2000 houses and will provide cycle and pedestrian links to Edinburgh Gateway Station.

The site is allocated as Housing Proposal HSG20 in the LDP. The PAN site boundary is more extensive than that indicated in the LDP to ensure the development includes scope and flexibility for the provision of connections into the surrounding area, most notably over Maybury Road and into East Craigs.

### **2.2 Site History**

16 October 2013 - PAN approved for residential development supported by ancillary mixed uses, including associated works and landscaping on land to the southeast of Cammo Walk (13/03999/PAN).

4 December 2014 - Application was deemed refusal on grounds of non-determination for the proposal for up to 670 unit residential development supported by ancillary mixed uses, including associated works and landscaping (as amended) (14/01776/PPP). An appeal was lodged to Scottish Ministers against non-determination and this appeal was dismissed (PPA-230-2134).

## **Main report**

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

A Proposal of Application Notice has been submitted for a residential development, to be supported by ancillary mixed uses including associated works and landscaping. No further details have been submitted with regards to number of units, design or layout at this stage.

The site has been chosen for the Architecture and Design Scotland Design Forum process. This is a platform that co-ordinates an informed panel of experts to work collaboratively to consider how specific projects can achieve the best possible design and quality of place. The final design and housing mix for this site will be informed by the on-going Design Forum which involves a series of three workshops.

### 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 in this location;**

The application site is identified in the LDP as HSG20, which states that the site has an estimated capacity for 500-700 houses. Any proposals must accord with the Maybury and Cammo Site Brief which sets out the parameters for the comprehensive development of the site. The Site Brief sets out 12 development principles, and the application will be assessed against these. These are summarised below, with the full description set out on page 59 of the LDP.

- Maximum accessibility to public transport;
- Opportunity to enhance connections across and improve frontage of Maybury Road;
- Allow views through the site to Mauseley Hill, Cammo Water Tower, Cammo Estate Park and the Pentland Hills;
- Enhance the context of the Designed Landscape;
- Provide new woodland, grassland and wetland boundary along southern and western edge of site;
- Re-align and improve treatment of the Bughtlin Burn;
- Provide green network connections in and around the site;
- Address General Development Principles on transport and education for West Edinburgh;
- Ensure appropriate access from Maybury Road;
- Ensure safe pedestrian crossing of Maybury Road;
- Address any impacts on the safe operation of the local road network; and
- Final masterplan to be informed by a Flood Risk Assessment.

The LDP Action Programme, which was published in December 2016, states the education and transport requirements, greenspace actions and healthcare actions for LDP HSG 20 as well as providing an indicative cost for delivering them.

#### **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 proposal will be submitted as a full planning application and will be considered against LDP policies, the Edinburgh Design Guidance and the Maybury and Cammo Site Brief. The overall masterplan principles will be considered as part of the Architecture and Design Scotland Forum workshops.

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 will have to consider current transport policies of the LDP, the Edinburgh Design guidance and Edinburgh Streets Design guidance. The LDP requires appropriate access from Maybury Road, with 2 junctions with traffic signals, as well as provision of safe pedestrian crossing. The Action Programme provides detailed transport requirements and associated costings for the site.

A transport statement will be required to accompany the application.

**d) 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, including:

- Pre-application consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Landscape and Visual Impact Statement;
- Archaeology Report;
- Full Landscape Plan and associated phasing plan;
- Flood Risk Assessment and Surface Water Management Plan;
- Site Investigation Report;
- Extended Phase 1 Habitat and Protected Species Survey;
- Swept Path Analysis for waste collection provision;
- Contaminated Land Survey;
- Air Quality Impact Assessment;
- Noise Impact Assessment; and
- Sustainability Statement.

An EIA Screening Opinion has been requested by the applicant and it has been ascertained that an EIA Report will be required.

### **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**

Pre-application discussions took place on this application.

The proposal is going through the Architecture and Design Scotland Design Forum.

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

The Proposal of Application Notice (17/04395/PAN), outlined a public exhibition to be held on Friday 10 November from 2pm-8pm and Saturday 11 November from 9am-2pm. These will both be held in Cramond Kirk. Leaflets will be delivered to homes within the area and posters will be displayed in various locations to advertise the events.

Cramond and Barnton Community Council, Drum Brae Community Council, Corstorphine Community Council and Cammo Residents' Association were made aware of the proposal on 13 October 2017.

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

## **Background reading/external references**

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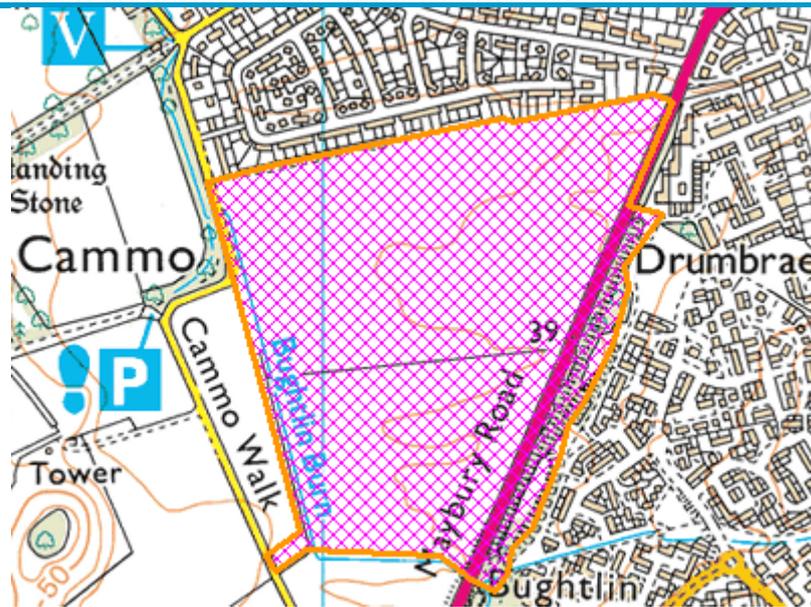
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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