

**Development Management Sub-Committee**  
**10 February 2010**

**Report on Forthcoming Application by Hallam Land Management  
for Residential Development at Land at Burdiehouse**

**Protocol note**

The report by the Head of Planning is to brief and inform members in advance of a formal planning application for this site. The process is as was agreed by the Planning Committee on 7 August 2008 and in the context of changes to development management procedures under the Planning, etc (Scotland) Act 2006.

Following the presentation, members will have the opportunity to ask questions and indicate key issues they would like the developers to consider, but without expressing any view on the merits of the proposals.

Local ward councillors may attend the meeting and observe the presentation and discussion but cannot take part in the debate. They will however have an opportunity to ask questions and raise issues through the parallel Neighbourhood Partnership briefing process.

Following submission of a formal planning application, the finalised proposals will be presented to the Sub-Committee in the normal way. This additional process does not replace or curtail any part of the established procedure.

(Note: Any application may possibly fall into the category of requiring a hearing and referral to the full Council, under regulation 27 of the provisions in the Town and Country Planning (Development Management Procedure)(Scotland) Regulations 2008, at a later stage, and in which case all members of Council would be part of the decision-making process on the planning application.)

**Alastair MacLean,**  
Head of Administration and Legal Services

## **REPORT ON FORTHCOMING APPLICATION BY HALLAM LAND MANAGEMENT FOR RESIDENTIAL DEVELOPMENT AT LAND AT BURDIEHOUSE**

**Development Management Sub Committee  
10 February 2010**

### **1. Purpose of Report**

To inform the Development Management Sub Committee of a forthcoming application in respect of a major development at land at Burdiehouse.

On 7th August 2008, the Planning Committee considered a paper in relation to the planning system reforms. It proposed a new procedure for the involvement of Planning Committee members in the pre-application stages of major development proposals. The Committee agreed to the proposal for members' engagement at pre-application stage by use of interim committee reports on major development proposals.

### **2. Summary**

The purpose of this report is to advise members of a forthcoming planning application for residential development on land at Burdiehouse.

The site is green belt land. The landowner sought to have the land re-allocated for housing as a modification to the Edinburgh City Local Plan. The reporters recommended that part of the 16ha site could be allocated for housing as part of the strategic housing allocation for the city. However, the Planning Committee has rejected the reporters' findings and recommendations, and retained the site as green belt land.

Notwithstanding the committee's decision, the landowner intends to pursue consent for housing based on the reporters' findings and recommendations.

In accordance with the provisions of the Planning etc (Scotland) Act 2006, the applicants submitted a Proposal of Application Notice on 2 December 2009 and will undertake a pre-application public consultation exercise at a date to be agreed.

### **3. The Site and the Proposal**

#### **Site Description**

The site is located on the southern edge of the built up area, east of the A701 Burdiehouse Road.

It is bounded to the north by the Burdiehouse Burn, to the east by the recently constructed housing scheme known as "The Murrays", to the south by Lang Loan and to the west by Burdiehouse Road. The total site area of the site is 27.7ha with up to 19.2ha proposed to be removed from the Green Belt and approximately 8ha set aside for woodland planting

There are two listed dwellings on the site and the listed remains of some limestone kilns. The site is currently gently sloping/rolling farmland, rising to a pronounced ridgeline. High voltage transmission lines cross the southern part of the objection site.

In the Edinburgh City Local Plan (ECLP), the site is shown as being within the Green Belt. The north-west corner of the site is included within the Niddrie Burn Complex Local Nature Conservation Site (LNCS), which broadly relates to the valley floor of the Burdiehouse Burn. Much of this LNCS is owned by the Council and known as Burdiehouse Burn Park and is land identified in the ECLP as a Local Nature Reserve.

### **Site History**

The landowner sought to have the land re-allocated for housing as a modification to the Edinburgh City Local Plan. This issue was dealt with as part of the public local inquiry into objections to the Council's proposed strategic housing allocations at Newcraighall. The inquiry considered eleven alternative sites to Newcraighall and this included the site at Burdiehouse.

Following consideration of the recommendations of the Report of Inquiry dealing with objections to the Edinburgh City Local Plan, it was recommended that the Council should approve the allocation of this site for housing as part of the strategic housing allocation, along with sites at Newcraighall and Dreghorn.

With regard to the Burdiehouse site, it should be noted that at the time the site owners were promoting a substantially larger allocation of about 16 hectares with capacity for more than 400 houses, the reporters recommended in favour of a substantially reduced allocation of 4 hectares for 100 houses. At the same time they recommended substantial tree planting around the outer edge of any housing to contain development and counter any impression of urban sprawl. They also recommended that the lower lying land around the Burdiehouse Burn is retained as open land and as part of the Local Nature Conservation Site. Overall they took the view that development, if carefully planned, could read as an extension of the nearby 'Murrays' scheme, following the same landscape design principles.

The Planning Committee considered the above recommendations at meetings on 3 September and 1 October and chose to select Newcraighall as the preferred site for the Council's strategic housing allocation. The site at Burdiehouse therefore retains its Green Belt and LNCS allocation in the Edinburgh City Local Plan which was adopted on 28 January 2010.

#### Proposal

The landowner intends to pursue consent for housing based on the reporters' findings and recommendations.

The proposed site extends to some 16 hectares which includes a 4ha development site within a 12 ha landscape framework (see attached plan – Appendix 1). The main vehicular access is proposed at Burdiehouse Road. Existing access points along Lang Loan are proposed to be retained for pedestrian and cycle access. A landscape framework will be established to strengthen the existing structural landscape edge and create a network of open spaces which link the existing landscape around the Burdiehouse Burn Valley and Limekilns. The site for the housing is defined by an existing field boundary of approximately 4 ha that stands between the Listed Limekilns and the A701 Burdiehouse Road.

#### 4. 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 Council's strategic housing land allocation requirements, Green Belt designation and LNCS status;
- b) the proposal would adversely affect the character and setting of the various listed buildings within the site;
- c) the proposal raises any archaeological considerations;
- d) the landscape and visual impact of the proposal would compromise existing well defined and defensible green belt boundaries;
- e) there will be opportunities to integrate walking, cycling and open space provision within the site with the wider leisure network;
- f) access arrangements are acceptable in terms of road safety and public transport accessibility;
- g) the site would be subject to any significant flood risk given its proximity to the Burdiehouse Burn;
- h) the development would have implications for school capacities.

## 5. Financial Implications

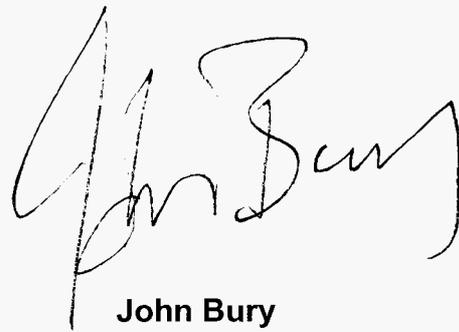
None

## 6. Conclusion

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.

## 7. Recommendations

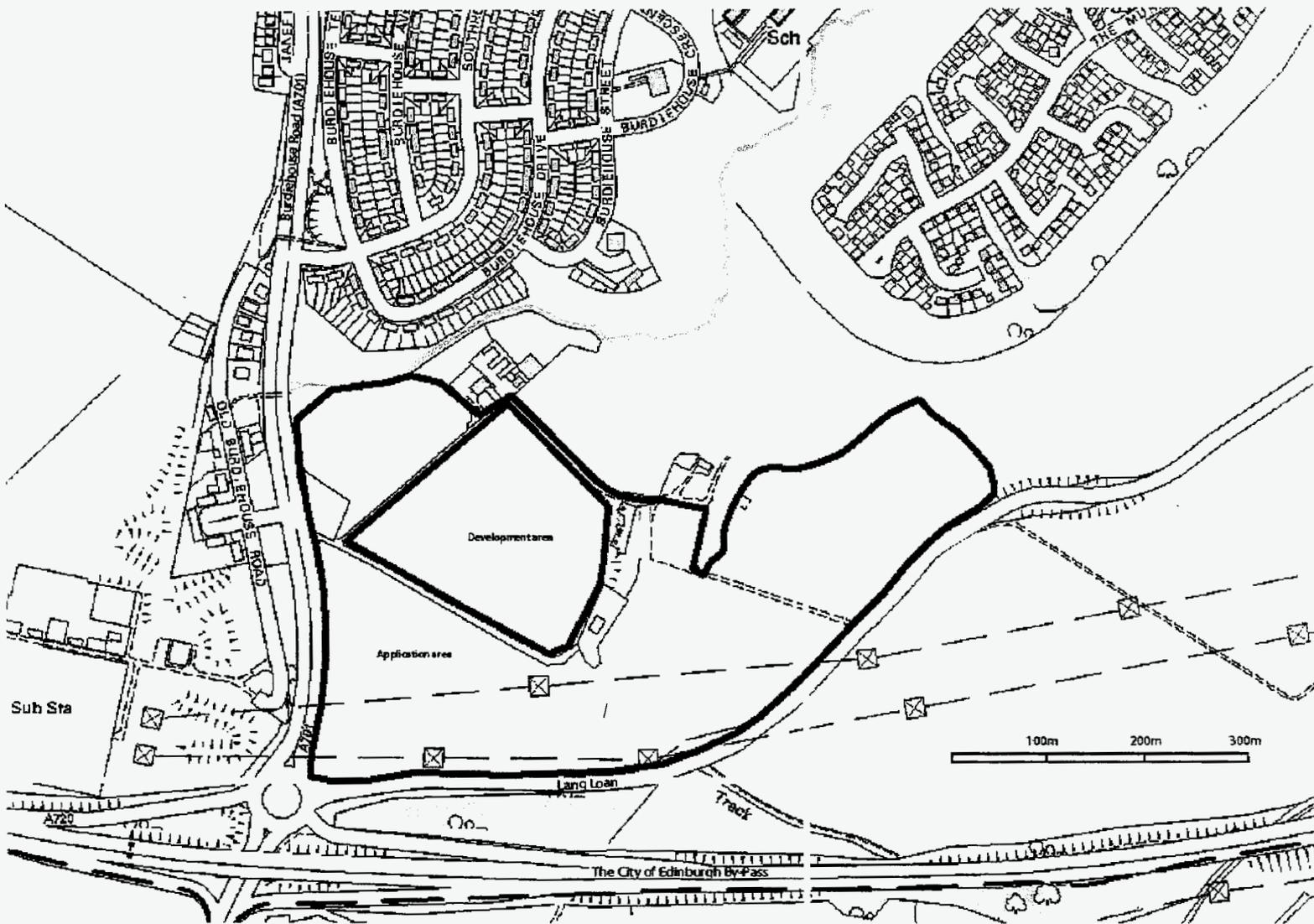
It is recommended that the Committee consider the key issues at this stage.



**John Bury**  
Head of Planning

<b>Appendices</b>	Location Plan
<b>Contact/tel/Email</b>	Kevin Ryan Tel 0131 529 3721
<b>Wards affected</b>	A16 Liberton/Gilmerton
<b>Background papers</b>	<ol style="list-style-type: none"> <li>1. 09/03108/PAN;</li> <li>2. Report to Planning Committee 1 October 2009: Edinburgh City Local Plan Proposed Modifications – Strategic Housing Sites.</li> <li>3. Report to Planning Committee 3 September 2009: Edinburgh City Local Plan Proposed Modifications.</li> </ol>

**Appendix 1:**  
**Site Boundary Plan**



-  Application area (including access, landscape and open space provision)
-  Development area (built form contained within this area)

