

**Stopping Up
at
Harvesters Way
Edinburgh
EH14 3JH**

**Development Quality Sub-Committee
of the Planning Committee**

1 Purpose of report

To authorise a stopping up order.

It is recommended that a **stopping up order** be authorised to facilitate implementation of the development approved under application 04/03642/FUL.

2 The Site and the Proposal

Site description

The proposed development area is currently a vacant overgrown site. It was previously occupied by three blocks of flats but has been vacant for some time. It is bounded to the north and east by Harvesters Way, with the railway line beyond to the north, and a park beyond to the east. To the south there is flatted development and to the west the greenway. The areas to be stopped up are small internal turning areas and footpaths across site.

Site history

The site was the part of a planning brief approved by the Council in January 1998, for Wester Hailes Town Centre redevelopment. The application site was proposed for residential use. Proposals were to include adequate pedestrian links, car parking, open space and landscaping.

The Council Executive on 10 February 2004 and again on 14 December 2004 has approved the disposal of the site at Harvesters Way to Capital City Homes for housing development. Its acquisition is to be funded from the New Supply allocation from Scottish Executive in support of the proposed stock transfer.

A planning application on this site for residential development of two to three bed apartments, 3 bed maisonettes and 3 x 4 bed townhouses was approved 2 March 2005.

Description of the Proposal

The small internal turning areas and footpaths within the site will be removed to implement the development. The site is very overgrown, and the existing roads/footways consist of the following:

- Approximately 918 square metres of roads/footway into site from north from Harvester's Way;
- 471 square metres of footway within west and southern area of site;
- 2099 square metres of road/footway/parking in eastern area of site accessed from Harvester's Way to the east.

All the roads/footways are accesses into site and not principal roads or cut through arrangements.

They will be replaced by new access arrangements into the site and a pedestrian footpath from north to south and east to west linking up with the greenway.

3 Officer's Assessment and Recommendations

DETERMINING ISSUES

The determining issues in respect of the planning application at the site, reference were whether:

- a) The proposed use is acceptable in this location;
- b) The design, massing and scale are in keeping with the character and appearance of the area;
- c) There is a detrimental impact on residential amenity;
- d) There are any transport/road safety implications; and
- e) There are any implications for education and schools capacity.

The determining issue in this case is whether the stopping up order is appropriate to facilitate development on the site.

ASSESSMENT

The Town and Country Planning (Scotland) Act 1997 (Part IX) gives Planning Authorities the power to promote the stopping up or diversion of any road if they are satisfied that it is necessary to do so in order to enable development to be carried out that has planning permission. A request has been made by the agents that a Stopping Up Order be pursued. As that is the case Section 210 of the Act permits the Authority to seek all reasonable costs incurred by them. If the order is subject to objection, Scottish Ministers determine whether to confirm the Order. If no objections are received, the Authority may confirm the Order.

The development does not impact on the main road network and the existing access road (Harvester's Way) around the site will be maintained. The small internal turning areas and footpaths within the site will be removed to implement the development. They will be replaced by new access arrangements into the site and a pedestrian footpath from north to south and east to west linking up with the greenway.

In conclusion, the stopping up is consistent with the Committee's decision to approve the development at Harvester's Way, and will enable its implementation.

It is recommended that the Committee approves the promotion of a stopping up order subject to confirmation that the cost to the Council of promoting the order will be recovered by the applicant.

Alan Henderson

Alan Henderson
Head of Planning and Strategy

Contact/tel	Gayle Adams on 0131 529 3417
Ward affected	25 - Parkhead
Local Plan	South West Edinburgh
Statutory Development Plan Provision	Westerhailes Partnership Area
Date registered	15 October 2004
Drawing numbers/ Scheme	

Advice to Committee Members and Ward Councillors

The full details of the application are available for viewing on the Planning and Building Control Portal: www.edinburgh.gov.uk/planning.

If you require further information about this application you should contact the following Principal Planner,

If this application is not identified on the agenda for presentation, and you wish to request a presentation of this application at the Committee meeting, you must contact Committee Services by 9.00a.m. on the Tuesday preceding the meeting on extension 4229/4239. Alternatively, you may e-mail blair.ritchie@edinburgh.gov.uk or sarah.bogunovic@edinburgh.gov.uk

Appendix A



Application Type Full Planning Application
Application Address: Harvesters Way
Edinburgh
EH14 3JH
Proposal: Residential development of two to three bed apartments, 3 bed maisonettes and 3 x 4 bed townhouses
Reference No: 04/03642/FUL

Representations

No representations have been received.

Planning Policy

The property lies within the Wester Hailes Partnership Area within the adopted South West Edinburgh Local Plan and as a designated housing site (HSG12) in the Draft West Edinburgh Local Plan.

Draft West Edinburgh Local Plan.

Policies:

Policy H1 relates to housing development in the urban area;

Policy H3 relates to housing sites;

Policy H6 relates to affordable housing requirements;

Policy H7 relates to housing development quality;

Policy H8 relates to the requirements for open space in new housing developments;

Policy H9 relates to housing diversity;

Policy H12 relates to residential amenity;

Policy H16 relates to community facilities;

Policy DQ2 relates to environmental impact;

Policy DQ3 relates to sustainable development;

Policy DQ6 relates to design of new development;

Policy DQ7 relates to landscaping;

Policy IMP1 relates to phased development;

Policy T1 relates to accessibility of new development;

Policy T4 relates to the road network;

Policy T5 relates to public transport;

Policy T7 relates to pedestrians and cyclists.

Policy T8 relates to private car parking provision.

South West Edinburgh Local Plan

Relevant Policies:

Policy WH1 supports the Wester Hailes Partnership and development proposals will be assessed in this context to aid regeneration of the estate.

Policy H1 supports the development of identified housing sites (HSG 1 - HSG 12) and encourages the development of other suitable housing sites, provided that proposals are in accordance with other local plan considerations including the need to safeguard land of recreational or landscape value.

Policy H3 expects new housing development to harmonise with, and reflect the particular character of, the surrounding area, if appropriate, and subject to a number of criteria.

Policy T5 requires development proposals to make specific provision for the needs of cyclists by ensuring easy access to the existing or proposed cycleway network and the provision of well designed cycle racks, where justified.

Policy T7 requires adequate provision of car parking in all new development by developers, in conformity with the Council's adopted standards.

Policy E5 requires all new buildings to make a positive contribution to the overall quality of the environment throughout South West Edinburgh in terms of materials, landscaping, setting and other matters.

Policy E21 requires open space to be provided in all new housing developments, principally as a single space in one accessible area in accordance with certain stated standards.

Non-statutory guidelines 'DAYLIGHTING, PRIVACY AND SUNLIGHT' set criteria for assessing proposals in relation to these issues.

Non-statutory guidelines 'ACCESS TO THE BUILT ENVIRONMENT' seek to ensure that development proposals and streetscape works take account of the needs of disabled people.

Non-statutory guidelines on 'COMMUNITY SAFETY' provides guidance on the community safety aspects of new development proposals in support of statutory development plan policies.

Non-statutory guidelines on 'OPEN SPACE REQUIREMENTS IN NEW DEVELOPMENT' set the required standards for open space provision.

Non-Statutory guidelines on 'QUALITY OF LANDSCAPES IN DEVELOPMENT' sets detailed design principles for hard and soft landscaping, including the retention of existing features, and relates these principles to different types of development.

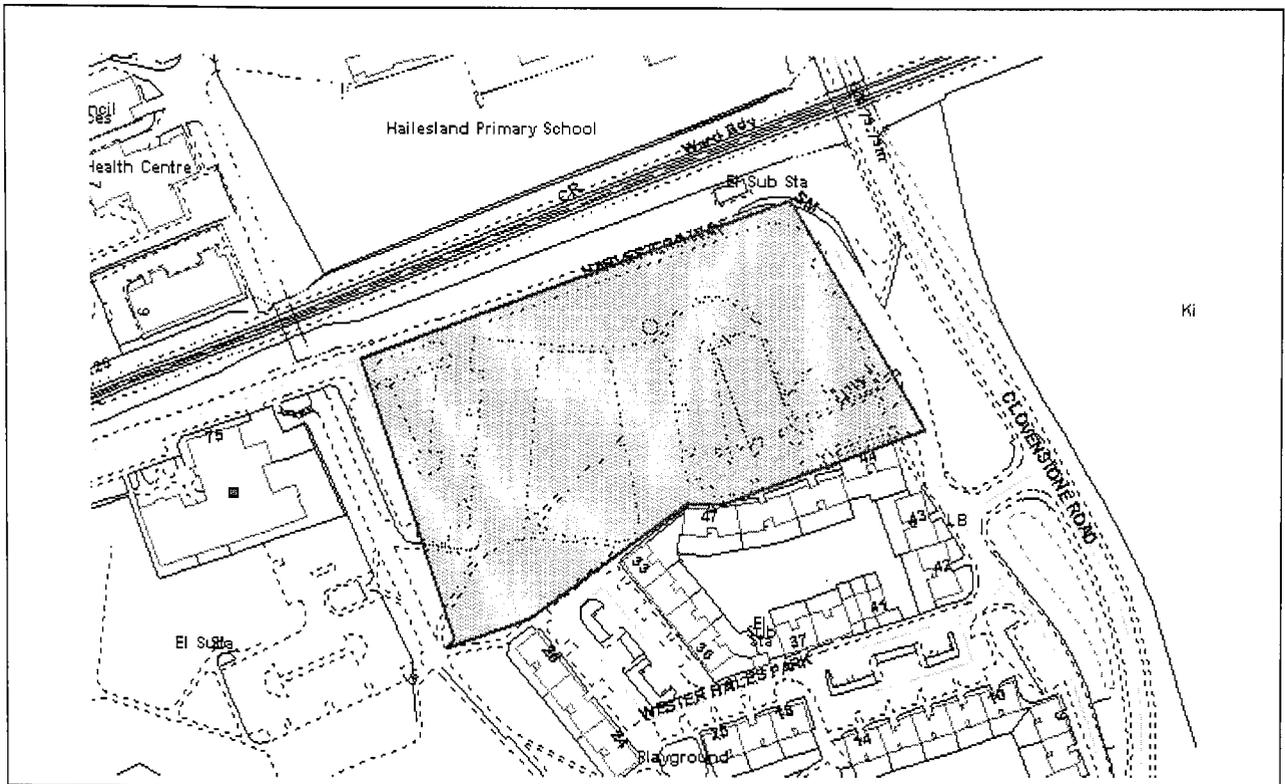
Non-statutory guidelines on 'AFFORDABLE HOUSING' sets out the requirements for the provision of affordable housing within housing developments.

Non-statutory guidelines on 'MOVEMENT AND DEVELOPMENT' establish design criteria for road and parking layouts.

Non-statutory guidelines on 'PARKING STANDARDS' set the requirements for parking provision in developments.

Application Type Stopping Up

Proposal: Stopping up of roads at Harvester's Way.



Location Plan

Reproduction from the Ordnance Survey mapping with permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence Number 100023420 The City of Edinburgh Council 2005.