

Customer Ref: 01706 Response Ref: ANON-KU2U-GFCQ-8
Name: Derek Scott Planning
Response Type: Agent / Consultant
On behalf of: Mr. John Brady

Supporting Info: Yes
Email: enquiries@derekscottplanning.com

Choice 1 A

We want to connect our places, parks and green spaces together as part of a city-wide, regional, and national green network. We want new development to connect to, and deliver this network. Do you agree with this? - Select support / don't support

Short Response: Not Answered

Explanation: Not Answered

Choice 1 B

We want to change our policy to require all development (including change of use) to include green and blue infrastructure. Do you agree with this? - Support / Object

Short Response: Not Answered

Explanation: Not Answered

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Response Type
On behalf of:

Supporting Info

Email

Choice **1 C**

We want to identify areas that can be used for future water management to enable adaptation to climate change. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **1 D**

We want to clearly set out under what circumstances the development of poor quality or underused open space will be considered acceptable. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **1 E**

We want to introduce a new 'extra-large green space standard' which recognises that as we grow communities will need access to green spaces more than 5 hectares. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 1 F

We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 1 F

We want to identify specific sites for new allotments and food growing, both as part of new development sites and within open space in the urban area. Do you agree with this? - Upload (max size 3mb)

Short Response

Explanation

Choice 1 G

We want to identify space for additional cemetery provision, including the potential for green and woodland burials. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **1 H**

We want to revise our existing policies and green space designations to ensure that new green spaces have long term maintenance and management arrangements in place. Do you agree with this? - Yes/No

Short Response

Explanation

Choice **2 A**

We want all development (including change of use), through design and access statements, to demonstrate how their design will incorporate measures to tackle and adapt to climate change, their future adaptability and measures to address accessibility for people with varying needs, age and mobility issues as a key part of their layouts. - Yes / No

Short Response

Explanation

Choice **2 B**

We want to revise our policies on density to ensure that we make best use of the limited space in our city and that sites are not under-developed. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info

Email

Choice **2 C**

We want to revise our design and layout policies to achieve ensure their layouts deliver active travel and connectivity links. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **2 D**

We want all development, including student housing, to deliver quality open space and public realm, useable for a range of activities, including drying space, without losing densities. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **3 A**

We want all buildings and conversions to meet the zero carbon / platinum standards as set out in the current Scottish Building Regulations. Instead we could require new development to meet the bronze, silver or gold standard. Which standard should new development in Edinburgh meet? - Which standard?

Short Response

Explanation

Customer Ref: Response Ref:
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Response Type
On behalf of:

Supporting Info

Email

Choice **4 A**

We want to work with local communities to prepare Place Briefs for areas and sites within City Plan 2030 highlighting the key elements of design, layout, and transport, education and healthcare infrastructure development should deliver. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **4 B**

We want to support Local Place Plans being prepared by our communities. City Plan 2030 will set out how Local Place Plans can help us achieve great places and support community ambitions. - How should the Council work with local communities to prepare Local Place Plans?

Short Response

Explanation

Choice **5 A**

We want City Plan 2030 to direct development to where there is existing infrastructure capacity, including education, healthcare and sustainable transport, or where potential new infrastructure will be accommodated and deliverable within the plan period. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **5 B**

We want City Plan 2030 to set out where new community facilities are needed, and that these must be well connected to active travel routes and in locations with high accessibility to good sustainable public transport services. Do you agree with this? - Yes / NO

Short Response

Explanation

Choice **5 C**

We want to reflect the desire to co-locate our community services close to the communities they serve, supporting a high walk-in population and reducing the need to travel. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **5 D1**

We want to set out in the plan where development will be expected to contribute toward new or expanded community infrastructure. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 5 D2

We want to use cumulative contribution zones to determine infrastructure actions, costs and delivery mechanisms. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 5 E

We want to stop using supplementary guidance and set out guidance for developer contributions within the plan, Action Programme and in non-statutory guidance. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 6 A

We want to create a new policy that assesses development against its ability to meet our targets for public transport usage and walking and cycling. These targets will vary according to the current or planned public transport services and high-quality active travel routes. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **6 B**

We want to use Place Briefs to set the targets for trips by walking, cycling and public transport based on current and planned transit interventions. This will determine appropriate parking levels to support high use of public transport. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **7 A**

We want to determine parking levels in development based on targets for trips by walking, cycling and public transport. These targets could be set by area, development type, or both and will be supported by other measures to control on-street parking. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **7 B**

We want to protect against the development of additional car parking in the city centre to support the delivery of the Council's city centre transformation programme. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **7 C**

We want to update our parking policies to control demand and to support parking for bikes, those with disabilities and electric vehicles via charging infrastructure. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **7 D**

We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan. Do you agree with this? - We want to support the city's park and ride infrastructure by safeguarding sites for new park and ride and extensions, including any other sites that are identified in the City Mobility Plan or its action plan.

Short Response

Explanation

Choice **8 A**

We want to update our policy on the Cycle and Footpath Network to provide criteria for identifying new routes. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **8 B**

As part of the City Centre Transformation and other Council and partner projects to improve strategic walking and cycling links around the city, we want to add the following routes (along with our existing safeguards) to our network as active travel proposals to ensure that they are delivered. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **8 C**

We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **8 C**

We want City Plan 2030 to safeguard and add any other strategic active travel links within any of the proposed options for allocated sites. We also want the City Plan 2030 to include any new strategic active travel links which may be identified in the forthcoming City Plan 2030 Transport Appraisal, the City Mobility Plan, or which are identified through this consultation. Do you agree with this? - Upload new cycle routes

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **9 A**

We want to consult on designating Edinburgh, or parts of Edinburgh, as a 'Short Term Let Control Area' where planning permission will always be required for the change of use of whole properties for short-term lets. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice **9 B**

We want to create a new policy on the loss of homes to alternative uses. This new policy will be used when planning permission is required for a change of use of residential flats and houses to short-stay commercial visitor accommodation or other uses. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **10 A**

We want to revise our policy on purpose-built student housing. We want to ensure that student housing is delivered at the right scale and in the right locations, helps create sustainable communities and looks after student's wellbeing. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **10 B**

We want to create a new policy framework which sets out a requirement for housing on all sites over a certain size coming forward for development. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **10 C**

We want to create a new policy promoting the better use of stand-alone out of centre retail units and commercial centres, where their redevelopment for mixed use including housing would be supported. Do you agree with this? - Yes / No

Short Response

Explanation

Choice **11 A**

We want to amend our policy to increase the provision of affordable housing requirement from 25% to 35%. Do you agree with this approach? - Yes / No

Short Response

Explanation

Customer Ref: 01706 Response Ref: ANON-KU2U-GFCQ-8

Supporting Info Yes

Name Derek Scott Planning

Email enquiries@derekscottplanning.com

Response Type Agent / Consultant

On behalf of: Mr. John Brady

Choice 11 B

We want City Plan 2030 to require a mix of housing types and tenures – we want the plan to be prescriptive on the required mix, including the percentage requirement for family housing and support for the Private Rented Sector. Do you agree with this? - Yes / No

Short Response Not Answered

Explanation Not Answered

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Choice 12 A

Which option do you support? - Option 1/2/3

Short Response: Option 3 (Blended)

Explanation

Dear Sir/Madam, CHOICES FOR CITY PLAN 2030 – REPRESENTATIONS ON BEHALF OF MR. JOHN BRADY IN RESPECT OF LAND AT 572 LANARK ROAD WEST, BALERNO, EDINBURGH We write on behalf of our client, Mr. John Brady, who owns a parcel of land at 572 Lanark Road West, Balerno, Edinburgh as outlined in red on the location plan attached as Document 1. Mr. Brady wishes to have this land removed from the Green Belt as identified in the existing Local Development Plan and zoned for residential development in the emerging Local Development Plan. Site Location and Description The parcel of land which measures 1.04 hectares is located at 572 Lanark Road West on the western side of Balerno. It is a relatively narrow and sloping parcel and has a general east/west orientation and a favourable aspect (south facing). It is located between a dis-used quarry to the north and the A70 which runs along its southern and eastern boundaries. The site is accessed from a single point at its north eastern corner which leads to a single storey garage/shed. Parts of the site have been the subject of engineering works giving it a brownfield and partially unkempt appearance. A group of broadleaf trees marks the western edge of the site and are a prominent feature when viewed from the A70. A stone wall bounds the site to the south next to Lanark Road West (A70). Permission exists on the site for the erection of a detached dwelling house previously granted permission under the terms of Planning Permission Reference Number 10/01713/FUL and as such the principle of residential development has been established. The northern boundary of the site is defined predominantly by vertically boarded timber fencing beyond which is an abrupt edge overlooking the former quarry referred to above and a substantial dwelling of modern design (579 Lanark Road West). Beyond the western boundary and part of the southern boundary, on the opposite side of Lanark Road West (A70), there exists a significant number of individually designed dwellings in generously sized plots giving this area an urban appearance, albeit of relatively low density. Part of the southern boundary (eastern part) beyond Lanark Road West comprises a wooded area. To the east of the site, again beyond the A70, is the Ravelrig Hill Housing Development. Ravelrig Hill can be accessed from the application site via an existing pedestrian path on the opposite side of Lanark Road West (A70) thus linking it with the established footpath network serving the settlement. The application site forms and has the characteristics of an 'infill site' sandwiched between development to the north, south, east and west and located within the recognised limits of the urban area as defined by both the Balerno signage and 30 mph speed limit signs which can be found erected, some 125 metres to the west. Zoning Request The site is presently the subject of an application to your Council (Planning Application Reference Number 20/00302/PPP) which seeks planning permission in principle for the erection of a residential development with associated site development works and landscaping. The Design and Access and Supporting Statements (See Documents 2 & 3) submitted with the application outlines how the site could be developed for six bespoke contemporary and exemplary designed dwelling houses incorporating a mixture of single storey (with accommodation in roof spaces) and split level properties. Access arrangements would be facilitated in the north eastern corner of the site as per previously approved arrangements with pedestrian arrangements extending to the western boundary of the site to link up with existing properties. All existing trees of significance would be retained and additional landscaping proposed to further integrate the dwellings within the site and enhance the character and appearance of both it and the wider area. The following considerations add support for the allocation of the site for residential development:

- In its present condition, the site detracts from rather than contributing positively to the character and landscape setting of

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Balerno. Its redevelopment will support the regeneration of the wider area within which it is located and make a positive contribution to the character, appearance and landscape setting of the settlement; • The site is effectively an infill site located between Balerno and a residential development cluster to the west which exhibits the essential characteristics and grain of an urban environment. The site should not be retained in the Green Belt as its development will not contribute to or lead to the coalescence of neighbouring towns; it is not accessible to the general public; and as such does not provide for access to open space and/or the countryside; • The site adjoins the existing settlement and benefits from strong and well established pedestrian links providing access to existing facilities and services. The existing path network can be extended within the site to link up with existing properties to the west resulting in significant advantages to what is an otherwise isolated and poorly connected group of dwellings; • The site is located in a sustainable and popular location within the Edinburgh Housing Market and will provide for the development of bespoke individually designed dwelling houses of exemplar design and sustainability credentials; • The development of the site for housing purposes will contribute, albeit in a small manner, to the supply of much needed housing land within the Edinburgh Housing Market Area. It will provide a number of opportunities for self-build housing which are not catered for in the existing local plan nor are even mentioned in the Choices for the City Plan Document. • The benefits referred to above can only be derived from the redevelopment of the site and for the number of units proposed. The passage of time has proven that the regeneration benefits referred to cannot be obtained from a smaller scale development. In view of the considerations outlined above it is respectfully requested that the site, as outlined in red in Document 1, be removed from the Green Belt and allocated for residential development in the emerging Local Development Plan. Please acknowledge receipt and registration of these representations at your earliest convenience. Please also note that we have no objection to the representations being made publicly accessible. Yours faithfully Derek Scottenc. List of Documents Accompanying Submission Document 1 – Location Plan Document 2 – Design & Access Statement submitted with Planning Application Reference Number 20/00302/PPP Document 3 – Planning Statement submitted with Planning Application Reference Number 20/00302/PPP Please note that documents referred to in submissions had to be attached under both 12c and 12d below

Choice 12 B1

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Calderwood

Short Response Not Answered

Explanation

Customer Ref: 01706 Response Ref: ANON-KU2U-GFCQ-8
Name: Derek Scott Planning
Response Type: Agent / Consultant
On behalf of: Mr. John Brady

Supporting Info: Yes

Email: enquiries@derekscottplanning.com

Choice 12 B2

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - Kirkliston

Short Response: Not Answered

Explanation

Choice 12 B3

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - West Edinburgh

Short Response: Not Answered

Explanation

Choice 12 B4

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - East of Riccarton

Short Response: Not Answered

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 B5**

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Support - South East Edinburgh

Short Response

Explanation

Choice **12 B6**

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Calderwood

Short Response

Explanation

Choice **12 B7**

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - Kirkliston

Short Response

Explanation

Customer Ref: 01706 Response Ref: ANON-KU2U-GFCQ-8

Supporting Info Yes

Name Derek Scott Planning

Email enquiries@derekscottplanning.com

Response Type Agent / Consultant

On behalf of: Mr. John Brady

Choice 12 B8

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - West Edinburgh

Short Response Not Answered

Explanation

Choice 12 B9

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - East of Riccarton

Short Response Not Answered

Explanation

Choice 12 B10

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Support Greenfield - Object - South East Edinburgh

Short Response Not Answered

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **12 BX**

Do you support or object to any of the proposed greenfield areas? (Please tick all that apply) - Explain why

Short Response

Explanation

Choice **12 C**

Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload

Short Response

Explanation

Choice **12 C**

Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **12 C**

Do you have a greenfield site you wish us to consider in the proposed Plan? - Greenfield file upload

Short Response

Explanation

Choice **12 D**

Do you have a brownfield site you wish us to consider in the proposed Plan? - Brownfield sites upload

Short Response

Explanation

Choice **13 A**

We want to create a new policy that provides support for social enterprises, start-ups, culture and tourism, innovation and learning, and the low carbon sector, where there is a contribution to good growth for Edinburgh. Do you agree with this? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **14 A**

We want City Plan 2030 to support the best use of existing public transport infrastructure in West Edinburgh and accommodate the development of a mix of uses to support inclusive, sustainable growth. We will do this through ‘an area of search’ which allows a wide consideration of future uses within West Edinburgh without being tied to individual sites. Do you support this approach? - Yes / No

Short Response

Explanation

Choice **14 B**

We want to remove the safeguard in the existing plan for the Royal Highland Showground site to the south of the A8 at Norton Park and allocate the site for other uses. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice **14 C**

We want City Plan 2030 to allocate the Airport’s contingency runway, the “crosswinds runway” for the development of alternative uses next to the Edinburgh Gateway interchange. Do you agree with this approach? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info

Email

Choice 15 A

We want to continue to use the national 'town centre first' approach. City Plan 2030 will protect and enhance the city centre as the regional core of south east Scotland providing shopping, commercial leisure, and entertainment and tourism activities. Do you agree with this? - Yes / No

Short Response

Explanation

Choice 15 B

New shopping and leisure development will only be allowed within our town and local centres (including any new local centres) justified by the Commercial Needs study. Outwith local centres, small scale proposals will be permitted only in areas where there is evidence of a lack of food shopping within walking distance. Do you agree? - Yes / No

Short Response

Explanation

Choice 15 C

We want to review our existing town and local centres including the potential for new identified centres and boundary changes where they support walking and cycling access to local services in outer areas, consistent with the outcomes of the City Mobility Plan. Do you agree? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 15 D

We want to continue to prepare and update supplementary guidance for our town centres to adapt to changing retail patterns and trends, and ensure an appropriate balance of uses within our centres to maintain their vitality, viability and deliver good placemaking. Instead we could stop using supplementary guidance for town centres and set out guidance within the plan. Which approach do you support? - Yes / No

Short Response

Explanation

Choice 15 E

We want to support new hotel provision in local, town, commercial centres and other locations with good public transport access throughout Edinburgh. Do you agree with this approach? - Yes / No

Short Response

Explanation

Choice 15 G

We could also seek to reduce the quantity of retail floorspace within centres in favour of alternative uses such as increased leisure provision and permit commercial centres to accommodate any growing demand. Do you agree with this approach? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info

Email

Choice **16 A1**

We want to continue to support office use at strategic office locations at Edinburgh Park/South Gyle, the International Business Gateway, Leith, the city centre, and in town and local centres. Do you agree? - Yes / No

Short Response

Explanation

Choice **16 A2**

We want to support office development at commercial centres as these also provide accessible locations. - Yes / No

Short Response

Explanation

Choice **16 A3**

We want to strengthen the requirement within the city centre to provide significant office floorspace within major mixed-use developments. Do you agree? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice **16 A4**

We want to amend the boundary of the Leith strategic office location to remove areas with residential development consent. Do you agree? - Yes / No

Short Response

Explanation

Choice **16 A5**

We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Yes / No

Short Response

Explanation

Choice **16 A5**

We want to continue to support office development in other accessible locations elsewhere in the urban area. Do you agree? - Do you have an office site you wish us to consider in the proposed Plan?

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **16 B**

We want to identify sites and locations within Edinburgh with potential for office development. Do you agree with this? - Yes/No

Short Response

Explanation

Choice **16 C**

We want to introduce a loss of office policy to retain accessible office accommodation. This would not permit the redevelopment of office buildings other than for office use, unless existing office space is provided as part of denser development. This would apply across the city to recognise that office locations outwith the city centre and strategic office locations are important in meeting the needs of the mid-market. Or we could Introduce a 'loss of office' policy only in the city centre. - Yes / No

Short Response

Explanation

Choice **16 E1**

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Leith Strategic Business Centre

Short Response

Explanation

Customer Ref: Response Ref:

Name

Response Type

On behalf of:

Supporting Info

Email

Choice 16 E2

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newbridge

Short Response

Explanation

Choice 16 E3

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - Newcraighall Industrial Estate.

Short Response

Explanation

Choice 16 E4

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Support - The Crosswinds Runway

Short Response

Explanation

Customer Ref: Response Ref:
Name
Response Type
On behalf of:

Supporting Info

Email

Choice 16 E5

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Leith Strategic Business Centre

Short Response

Explanation

Choice 16 E6

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newbridge

Short Response

Explanation

Choice 16 E7

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - Newcraighall Industrial Estate.

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice 16 E8

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Yes / No - Do not support - The Crosswinds Runway

Short Response

Explanation

Choice 16 EX

We want to identify proposals for new modern business and industrial sites to provide necessary floorspace at the following locations. Do you agree? - Explain why

Short Response

Explanation

Choice 16 F

We want to ensure new business space is provided as part of the redevelopment of urban sites and considered in Place Briefs for greenfield sites. We want to set out the amount expected to be re-provided, clearer criteria on what constitutes flexible business space, and how to deliver it, including the location on-site, and considering adjacent uses, servicing and visibility. Do you agree? - Yes / No

Short Response

Explanation

Customer Ref: Response Ref:

Supporting Info

Name

Email

Response Type

On behalf of:

Choice **16 G**

We want to continue to protect industrial estates that are designated under our current policy on Employment Sites and Premises (Emp 8). Do you agree? - Yes / No

Short Response

Explanation

Choice **16 H**

We want to introduce a policy that provides criteria for locations that we would support city-wide and neighbourhood goods distribution hubs. Do you agree? - Yes / No

Short Response

Explanation



NORTH



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REV	DESCRIPTION	DRAWN	CHECK	DATE

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architects + masterplanners

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MR J BRADY
RESIDENTIAL DEVELOPMENT
572 LANARK ROAD WEST
BALERNO

LOCATION PLAN
AS EXISTING

SCALE REF	DATE DRAWN	PROJECT	SHEET NO.
1:2000 / A3	24.10.10 / CM	18108/05/002	1 / 1
PROJECT REFERENCE	WORK STAGE	FILE REFERENCE	FILE DESCRIPTION
18108/05/002			

Design Statement



PROPOSED DEVELOPMENT
572 LANARK ROAD WEST, BALERNO

ema
architects + masterplanners





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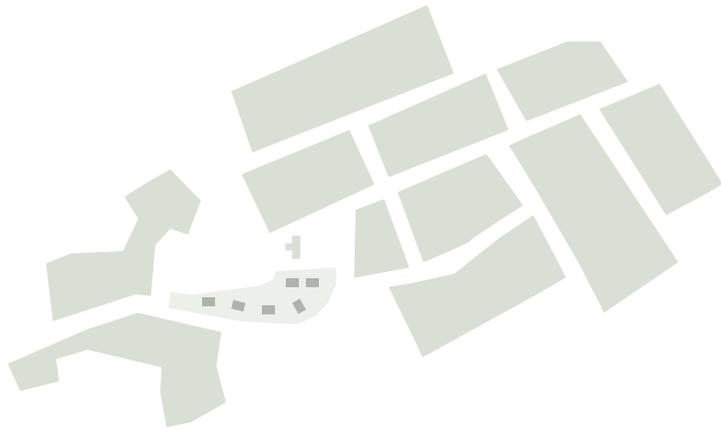
INTRODUCTION



This Design and Access Statement has been prepared by EMA Architects and Master Planners to support an application for planning permission in principle being submitted to the City of Edinburgh Council for the erection of a residential development on a 1.08 hectare site at 572 Lanark Road, Balerno.

The proposed development comprises the erection of up to 6 new dwelling houses on a site where residential use has previously been established.

The Design Statement accords with the principles of PAN 68 (Design Statements). The purpose of the document is primarily to describe the principles of the design and to explain how the design development process has been influenced by the context of the application site.



A70 / LANARK
ROAD WEST

BALERNO

EXISTING
ACCESS

THE SITE

POTENTIAL
CONNECTION

BALERNO

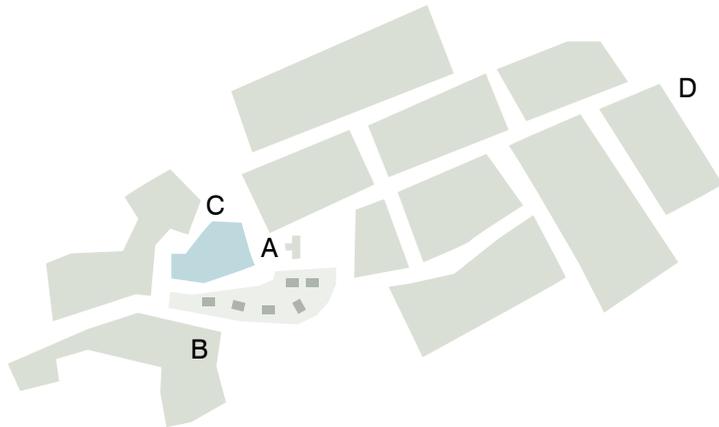


CONTEXTUAL ANALYSIS

SURROUNDING AREA

The area surrounding the site is predominantly residential in nature with housing located to the north, south and east. Although the site is classified as falling within the Green Belt in the Council's Local Development Plan it is assumed to be part of Balerno by virtue of the surrounding residential development referred to; the reduced 30 mph speed limit fronting the site; and the 'Balerno – Gateway to the Pentlands' signage which has been erected on the western edge of the village beyond the application site.

To the north is an old brick boundary wall and the house at 570 Lanark Road West. To the west there are houses at East Hannahfield and to the south more recent housing development along Lanark Road West. To the east are a number of housing sites once similar to that of the application site. These exist at Ravelrig Hill, Ravelrig Park, Ravelrig Gait and Ravelrig Wynd and are all small housing developments accessed from a single point on Lanark Road West.



(A) NO. 570 LANARK ROAD WEST



(B)



(D) RAVELRIG WYND



HOUSING SOUTH OF LANARK ROAD WEST



(C) HOUSING TO THE NORTH



(B) HOUSING SOUTH OF LANARK ROAD WEST

CONTEXTUAL ANALYSIS

EXISTING SITE

The site is located within the village of Balerno approximately 8 miles south west of the centre of Edinburgh. It is also less than 3 miles to the A720 / City of Edinburgh Bypass. The site is surrounded by existing housing on all boundaries. The site is bounded by a brick boundary wall in the north and a stone boundary wall in the south. Trees enclose the site along its western edge and a single vehicular / pedestrian access point exists along the eastern edge. The site rises up from the level of Lanark Road West at approx. +202.33m in the east to approx. +207.00 in the central part of the site. The site also falls towards Lanark Road West in the south. Whilst the site is elevated above the road, the stone wall, existing hedging and boundary treatments mean that it is relatively enclosed.

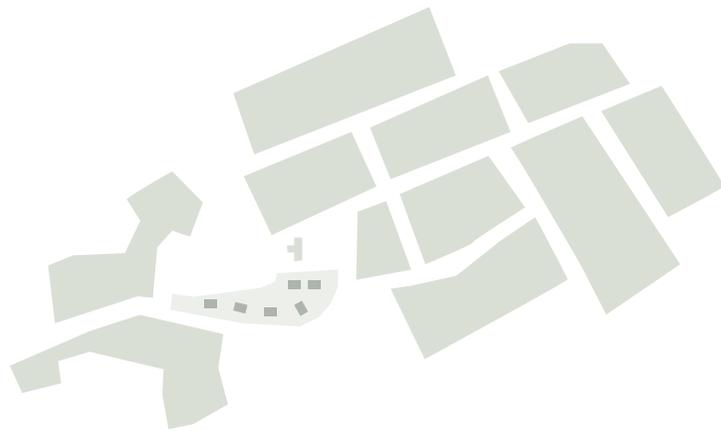
The application site has been subject to recent planning applications for residential development (planning ref:10/01713/FUL). The image opposite shows the approved front elevation of the house type. The site also formed part of a previous quarry.



VIEW SOUTH WEST ACROSS THE SITE



APPROVED ELEVATIONS (REF: 10/01713/FUL)





BROWNFIELD SITE



EXISTING WALL ALONG LANARK ROAD WEST



SITE LAYOUT

The site layout fits comfortably between the existing housing developments to the east and west. The layout has also been developed to reflect the scale and density of the surrounding residential areas and fit within the existing landscape and topography. The development of the site also offers the opportunity to improve footpath connections within the area and in particular to the existing footpath at Ravelrig Hill.



A70 / LANARK
ROAD WEST

DESIGN RESPONSE

TITLE

BALERNO

EXISTING
ACCESS

POTENTIAL
CONNECTION

BALERNO





SITE LAYOUT

Although the application is for planning permission in principle (PPP) a more detailed layout has been prepared to show one of the potential options for the development. The layout has been developed to fit within the existing landscape and topography. The houses will sit within pockets of woodland which will improve the existing environment which appears to be more brownfield. Houses could be developed to work with the existing slope with the introduction of split level housetypes. This will minimise the impact and scale of development to the north and minimise the impact of cars along the southern elevation.





EXISTING WOODLAND

EXISTING WOODLAND

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

LANARK ROAD WEST

EXISTING WOODLAND

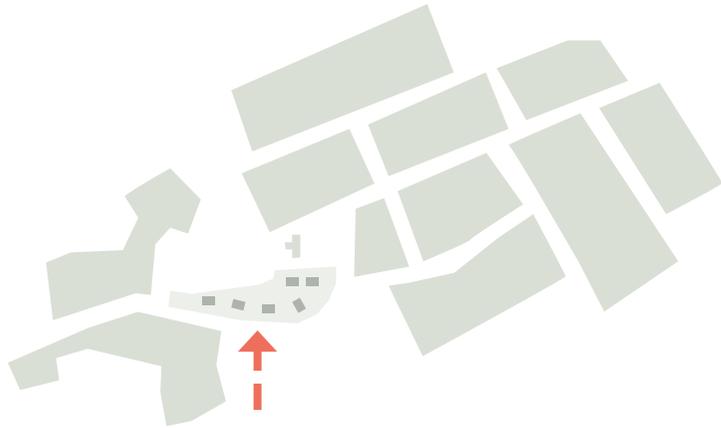
POTENTIAL CONECTION

DESIGN RESPONSE

VIEW FROM SOUTH

The design of the site has been developed to fit in with the existing landscape and form of the site. This includes:

1. location
2. topography
3. landscape
4. trees
5. hedges
6. views
7. access





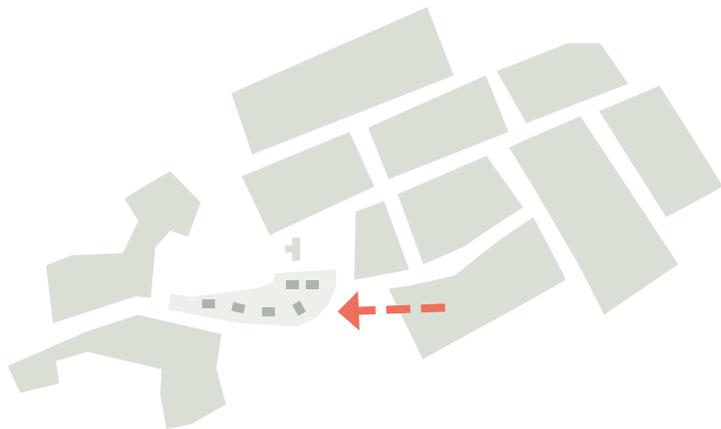
DESIGN RESPONSE

VIEW FROM EAST

The new housing adjacent to 570 Lanark Road West could be single storey with room in roof to mitigate any impact on the surroundings. The distance to boundary is also in excess of the 9m required.

The housing along Lanark Road West could be split level and work with the existing landscape and topography to minimise impact from the road but maximise the opportunities for views.

Sedum roofs would also help to intergrate the new dwellings within the existing, natural landscape environment.

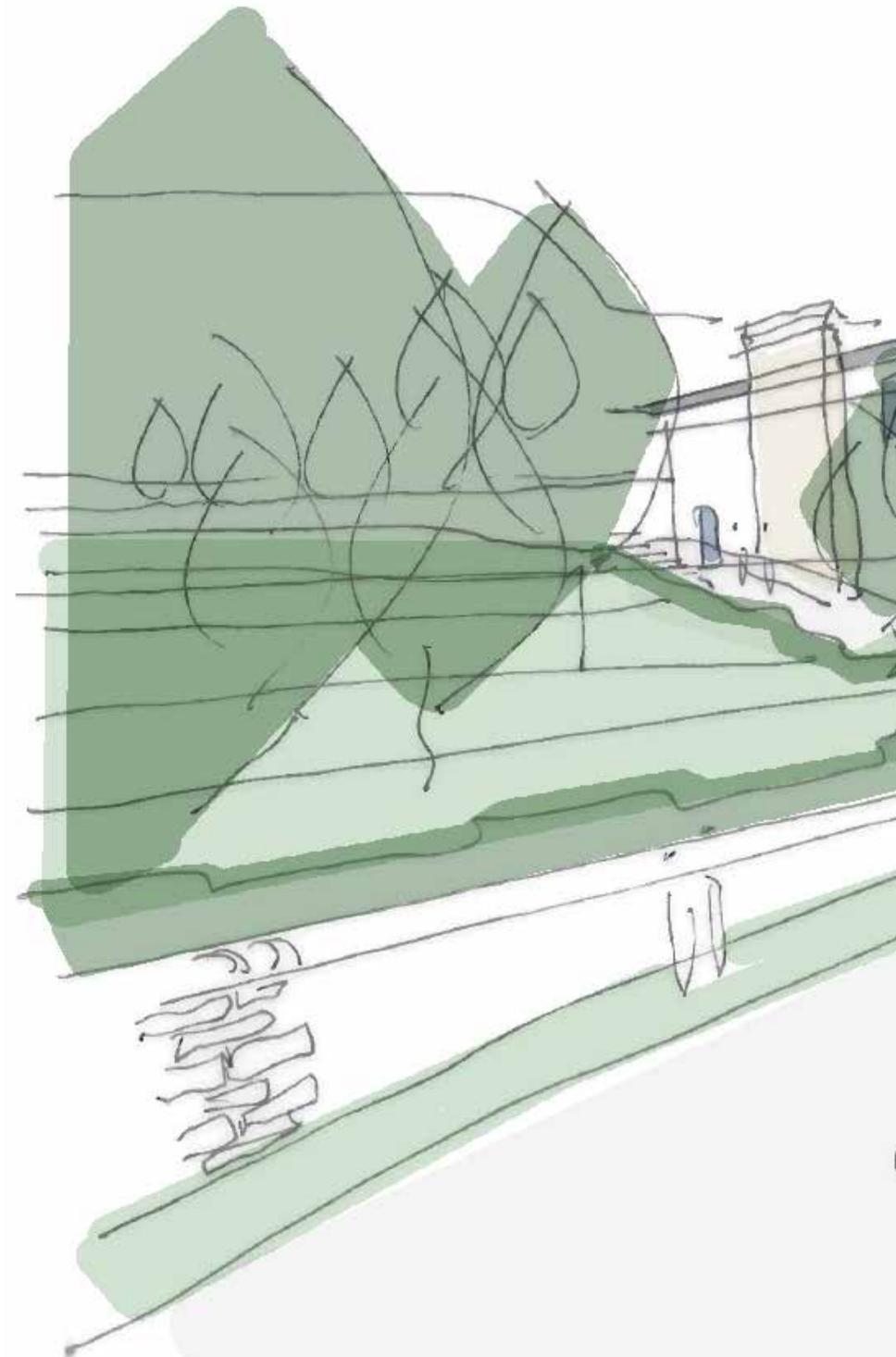
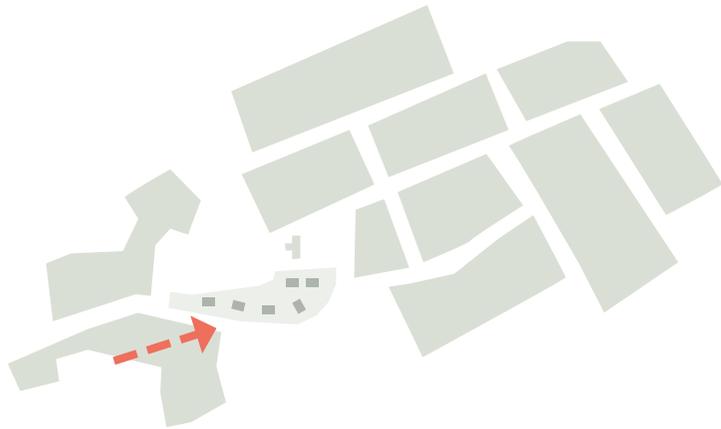


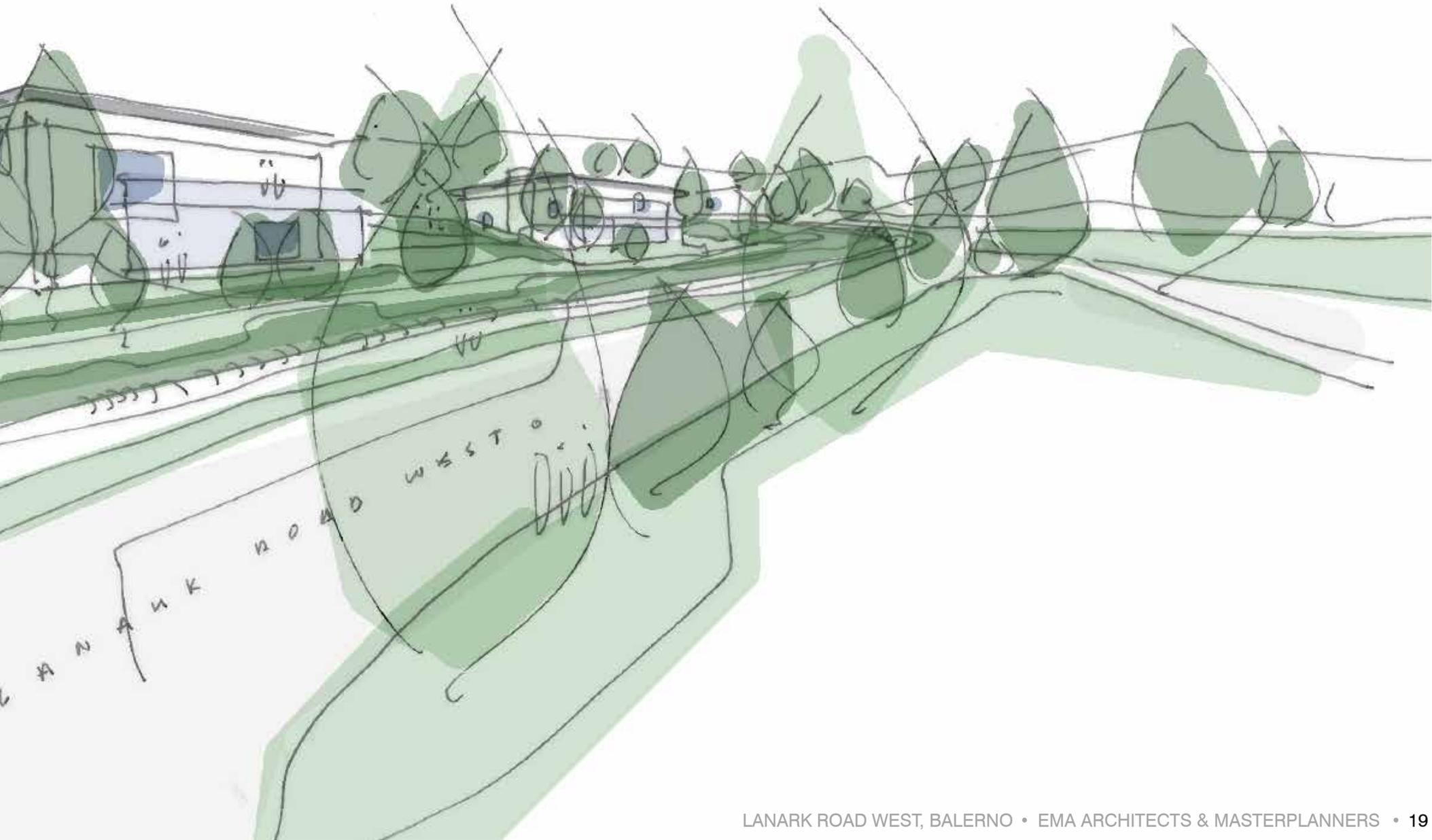


DESIGN RESPONSE

VIEW FROM WEST

The new housing along Lanark Road West would be carefully located within the landscape. The existing landscape structure would be retained and reinforced to create new pavilion type dwellings within a woodland setting. Landscape could also be enhanced between properties and mitigate the impact of the new dwellings from the road. The existing hedge and stone wall could also be reinforced.



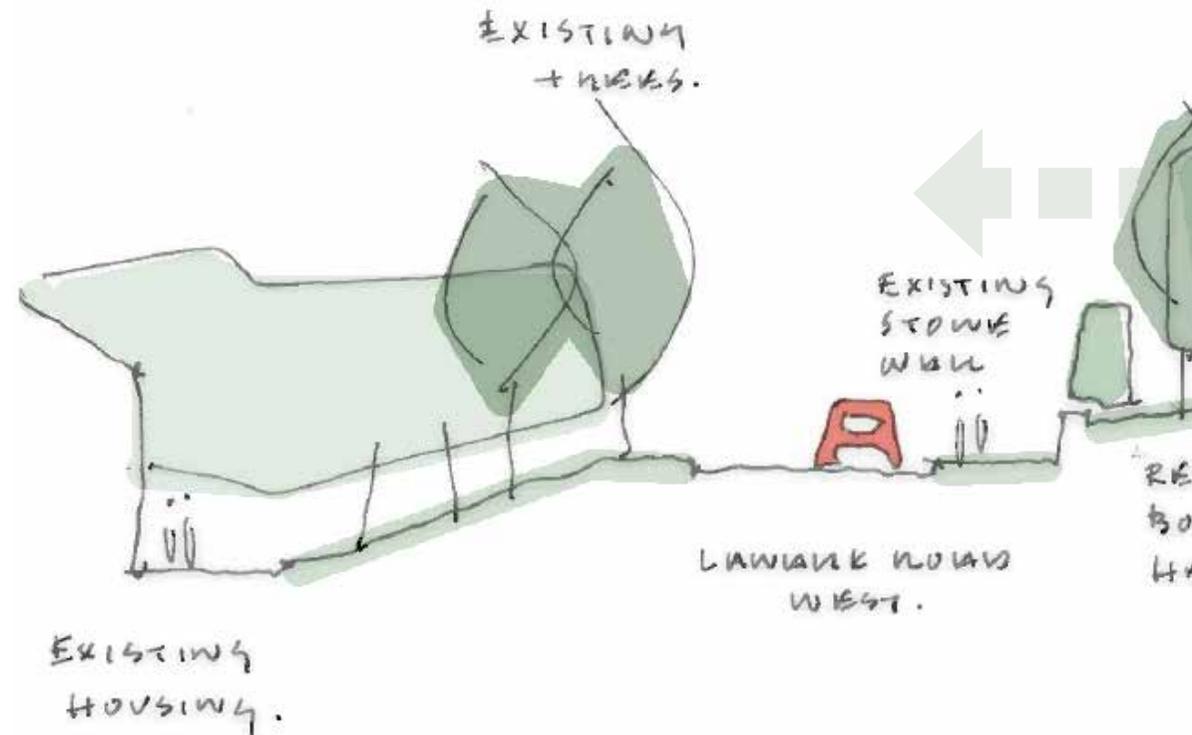
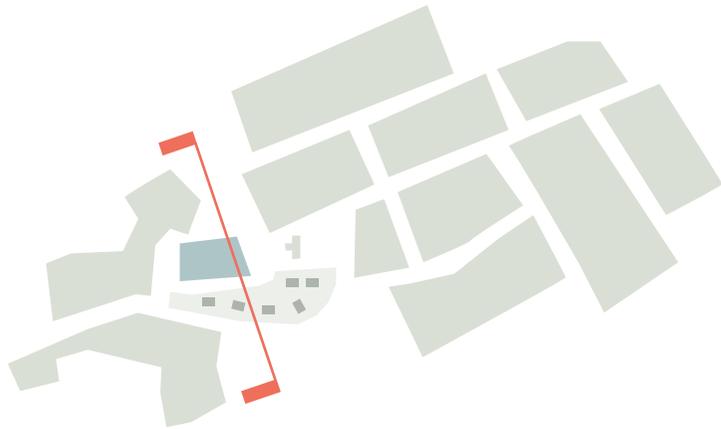


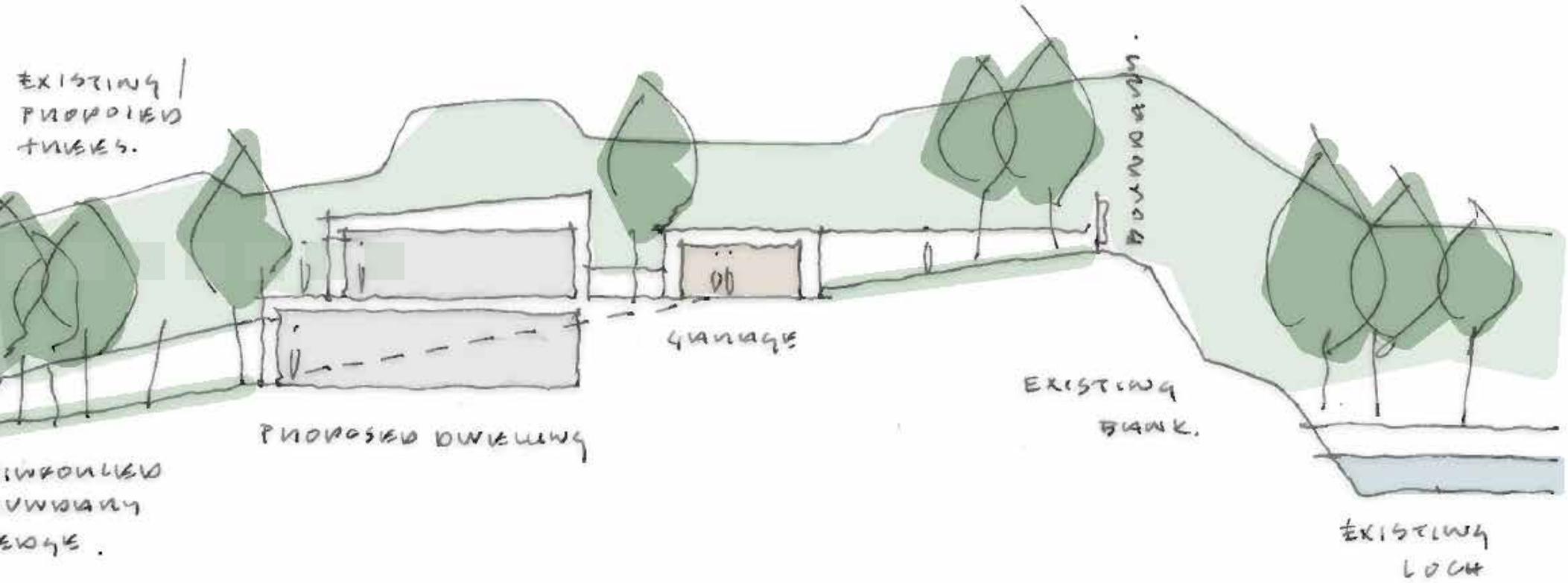
DESIGN RESPONSE

SECTION

The design has been developed to fit within the existing landscape setting. This includes:

1. split level houses to fit within topography
2. working with existing trees / hedges
3. reinforcing existing trees / hedges
4. incorporating / reinstating existing stone wall
5. maximising views
6. minimising impact from carriageway / Lanark Road West





DESIGN RESPONSE

CONTEMPORARY + BESPOKE

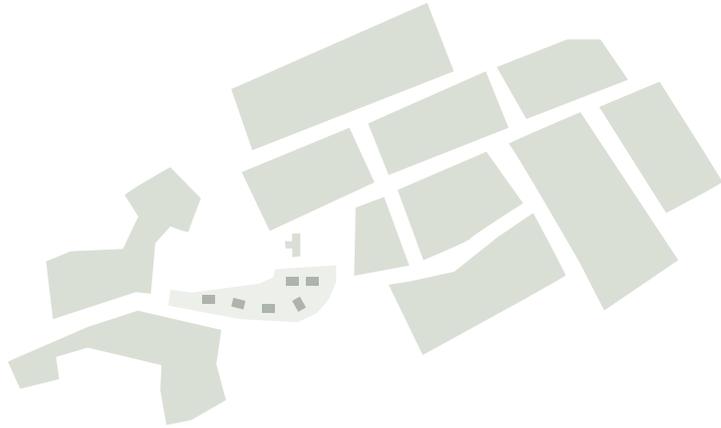
The proposal has the potential to create a new residential development which is different to most of the emerging housing in and around Edinburgh. There is an opportunity to create a new, bespoke, contemporary development on a site assumed by location and physical characteristics to be within the Balerno Settlement Envelope. The images opposite demonstrate some examples of high quality design, built into the landscape of challenging sites.





DESIGN RESPONSE

CONTEMPORARY + BESPOKE



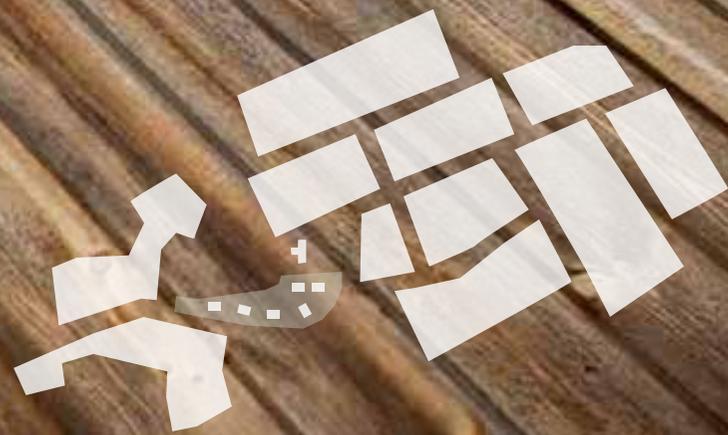


DESIGN RESPONSE

ARCHITECTURE + MATERIALS

The application is for planning permission in principle and so does not propose any specific design or materials. However there is an opportunity at 572 Lanark Road West to create something contemporary and utilise high quality materials. This could be in the form of sedum roof, natural stonework, timber cladding, lead / zinc cladding and high quality landscaping, boundary treatments and external surfaces.





DESIGN RESPONSE

SUSTAINABILITY

There is a real opportunity at Lanark Road West to do something innovative with regards design and sustainability. Not enough small sites come forward with an opportunity to lead the way with experimental technologies and techniques and it is therefore left to the major housebuilders to set the tone. However due to the bespoke nature of the site at Lanark Road West and its location within an existing settlement there could be a range of options including:

Solar technology / PV panels

Optimising solar gains / summer shading

Improved air tightness

Rainwater harvesting / SUDS solutions

Locally sourced materials

Ground source / air source heat pumps

High efficiency boilers / heating systems

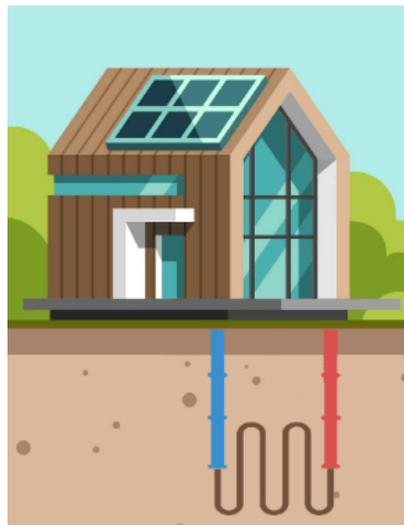
Smart energy features

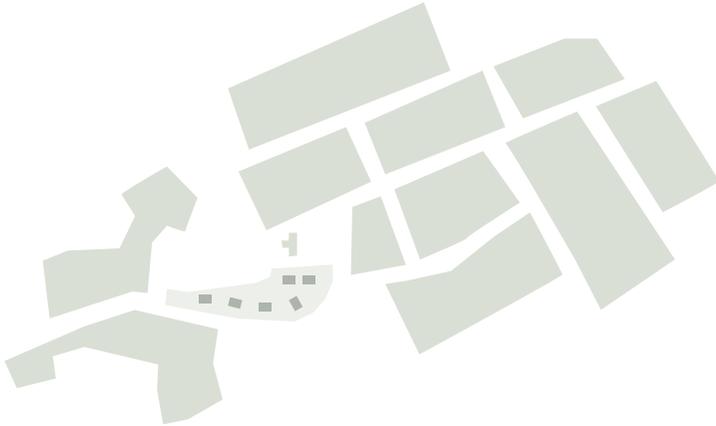
Compact building forms

Building within the landscape / ground

High performance insulation

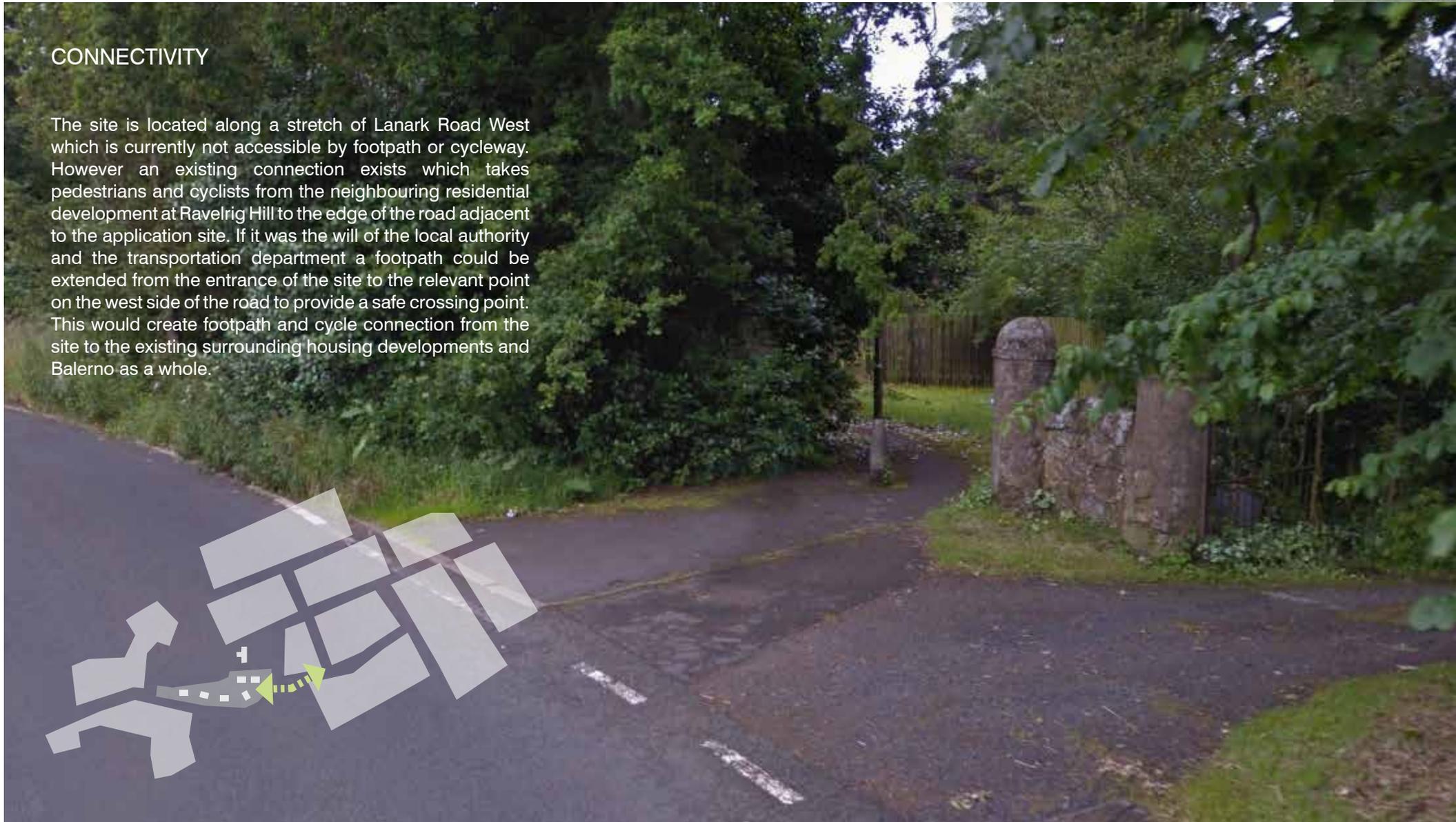
High performance materials, doors, windows, etc.





CONNECTIVITY

The site is located along a stretch of Lanark Road West which is currently not accessible by footpath or cycleway. However an existing connection exists which takes pedestrians and cyclists from the neighbouring residential development at Ravelrig Hill to the edge of the road adjacent to the application site. If it was the will of the local authority and the transportation department a footpath could be extended from the entrance of the site to the relevant point on the west side of the road to provide a safe crossing point. This would create footpath and cycle connection from the site to the existing surrounding housing developments and Balerno as a whole.





CONCLUSION

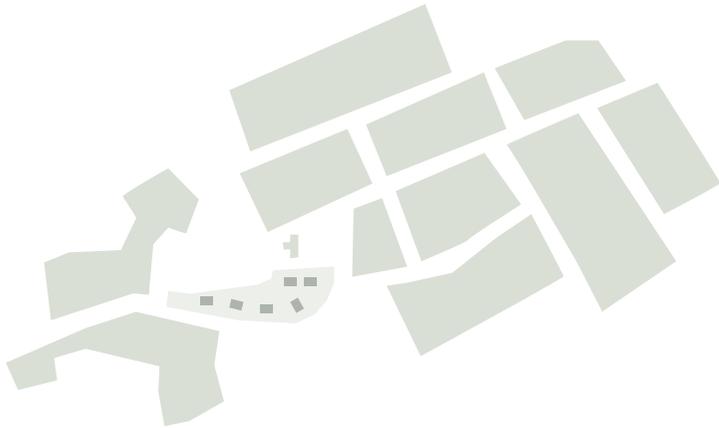
The proposal represents an opportunity to create a new innovative and high quality residential development in an area already suited to this type of development and surrounded by other residential development.

The site has always been a residential site and there are also previously approved proposals for new residential development on the site.

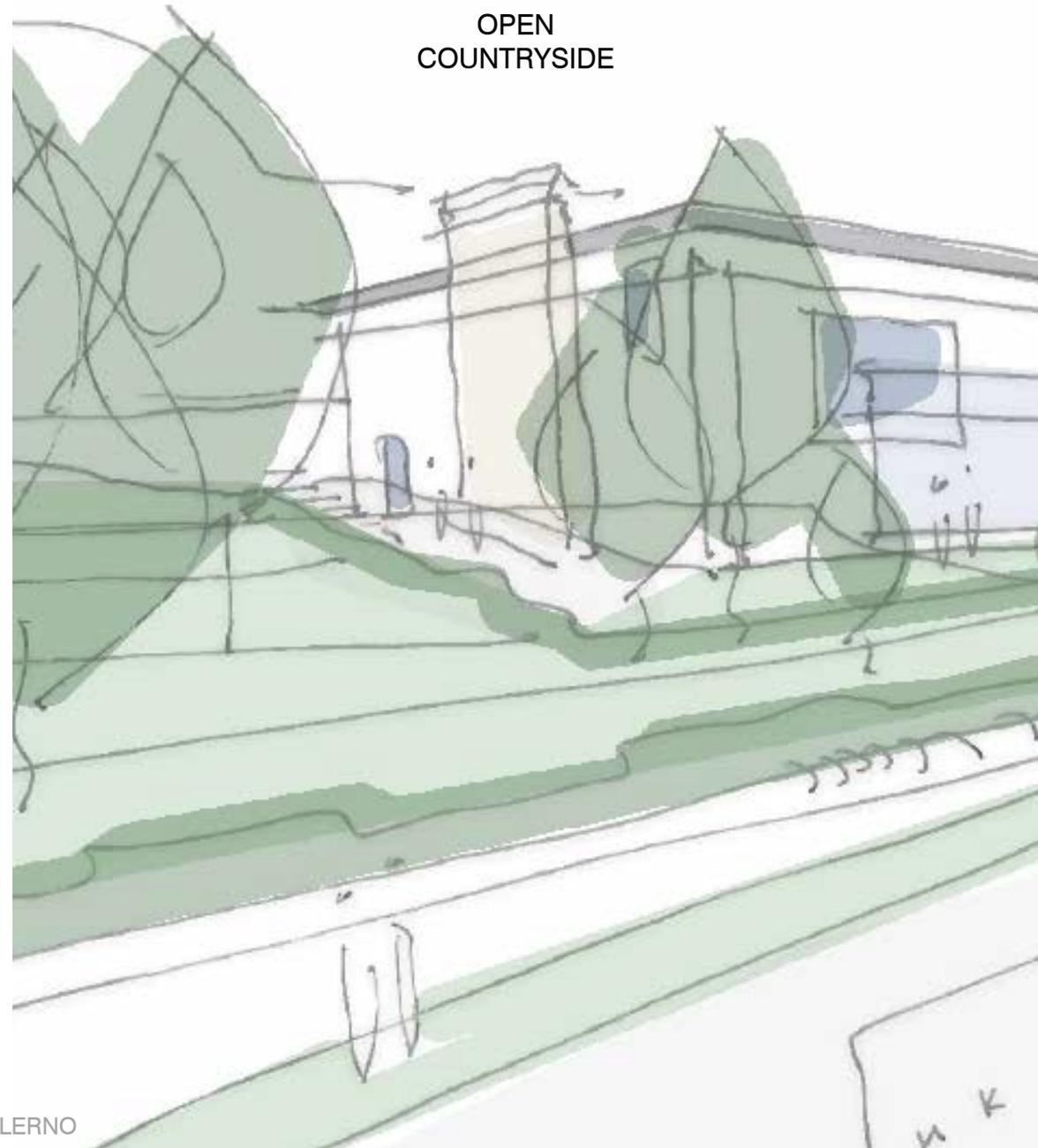
The access has been improved and the 30mph sign which previously marked the entrance to Balerno has also been moved to beyond the existing housing to the west, further reinforcing the development opportunity and suitability of the site. The site exhibits the essential characteristics of an infill site, the development of which would significantly enhance the character and appearance of the area.

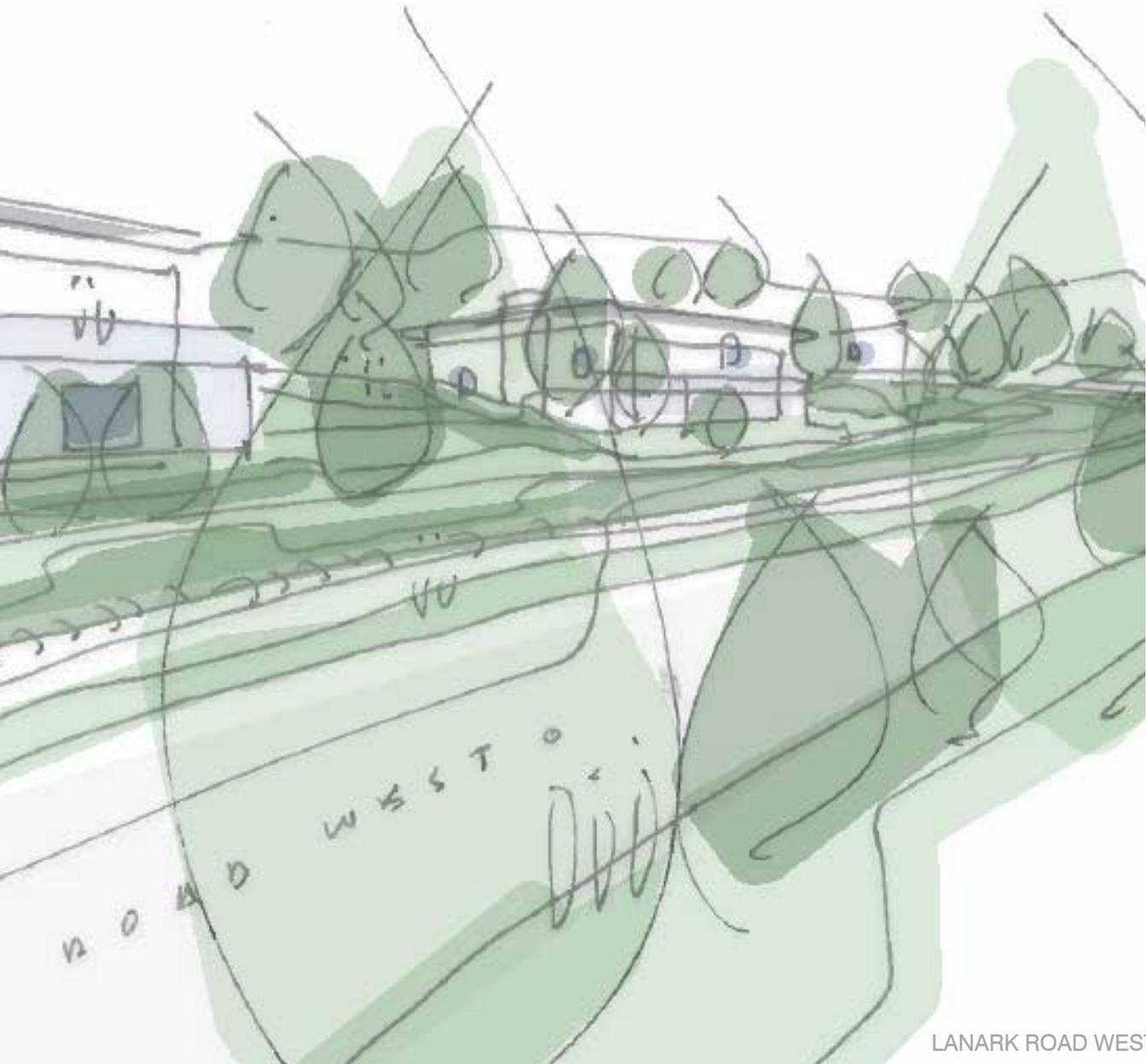
The designs could be bespoke and contemporary and would be subject to further detailed planning applications which would consider the appearance of the buildings.

The new houses could be built into the landscape and present excellent opportunities for pioneering technologies in relation to sustainability and carbon reduction.



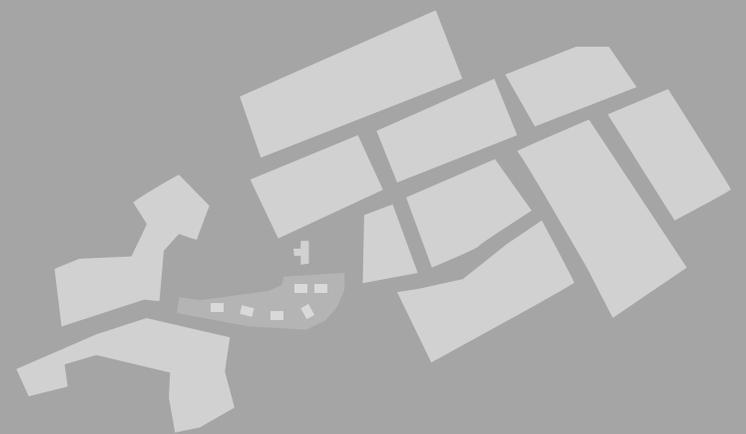
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PLANNING STATEMENT

**ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED SITE
DEVELOPMENT WORKS AND LANDSCAPING**

At

**572 LANARK ROAD WEST
BALERNO
EDINBURGH
EH14 7BN**

Prepared by

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On behalf of

Mr. John Brady

Executive Summary

ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED SITE DEVELOPMENT WORKS AND LANDSCAPING AT 572 LANARK ROAD WEST, BALERNO, EDINBURGH EH14 7BN

- The application site which measures 1.04 hectares is located at 572 Lanark Road West on the western side of Balerno approximately 12.8 km to the south west of Edinburgh City Centre. The site which is relatively narrow and sloping has a general east/west orientation and a favourable aspect. It is located between a disused quarry to the north and the A70 which runs along its southern and eastern boundaries. The site is accessed from a single point at its north eastern corner which leads to a single storey garage/shed. Parts of the site have been the subject of engineering works giving it a brownfield and partially unkempt appearance. A group of broadleaf trees marks the western edge of the site and are a prominent feature when viewed from the A70. A stone wall bounds the site to the south next to Lanark Road West (A70). Permission exists on the site for the erection of a detached dwelling house previously granted permission under the terms of Planning Permission Reference Number 10/01713/FUL.



- **The northern boundary of the site is defined predominantly by vertically boarded timber fencing beyond which is an abrupt edge overlooking the former quarry referred to above and a substantial dwelling of modern design (579 Lanark Road West). Beyond the western boundary and part of the southern boundary on the opposite side of Lanark Road West (A70) there exists a significant number of individually designed dwellings in generously sized plots given this area an urban appearance, albeit of low density. Part of the southern boundary (eastern part) beyond Lanark Road West comprises a wooded area. To the east of the site, again beyond the A70, is the Ravelrig Hill Housing Development. Ravelrig Hill can be accessed from the application site via an existing pedestrian path on the opposite side of Lanark Road West (A70) thus linking it with the established footpath network serving the settlement.**

- **The application site forms and has the characteristics of an ‘infill site’ sandwiched between development to the north, south, east and west and located within the recognised limits of the urban area as defined by both the Balerno signage and 30 mph speed limit signs which can be found erected, some 125 metres to the west.**

- **The application submitted seeks planning permission in principle for the erection of a residential development with associated site development works and landscaping. The Design and Access Statement submitted with the application outlines how the site could be developed for six bespoke contemporary and exemplary designed dwelling houses incorporating a mixture of single storey (with accommodation in roof spaces) and split level properties. Access arrangements would be facilitated in the north eastern corner of the site as per previously approved arrangements with pedestrian arrangements extending to the western boundary of the site to link up with existing properties. All existing trees of significance would be retained and additional landscaping proposed to further integrate the dwellings within the site and enhance the character and appearance of both it and the wider area.**

- **The application site lies outside the defined limits of the Balerno Settlement Envelope and within an area designated as Green Belt in the Edinburgh Local Development Plan where there is a presumption against most types of residential development. Whilst it is acknowledged that the proposal is contrary to the terms of the development plan as a consequence of this, there are a number of material considerations which support the development of the site for residential purposes as noted below:**
 - **the site, in its present condition, detracts from rather than contributing to the character and landscape setting of Balerno. Its redevelopment will support the regeneration of the area within which it is located and make a positive contribution to the character, appearance and landscape setting of the settlement;**

 - **the site is effectively an infill site located between Balerno and a residential development cluster to the west which exhibits the essential characteristics and grain of an urban environment. The site should not have been included in the Green Belt as defined in the Edinburgh Local Development Plan as its**

development will not contribute to or lead to the coalescence of neighbouring towns; it is not accessible to the general public; and as such does not provide for access to open space and/or the countryside;

- **the site adjoins the existing settlement and benefits from strong and well established pedestrian links providing access to existing facilities and services. The existing path network can be extended within the site to link up with existing properties to the west;**
 - **the site is located in a sustainable and popular location within the Edinburgh Housing Market and will provide for the development of bespoke individually designed dwelling houses of exemplar design and sustainability credentials; and**
 - **the development of the site for housing purposes will contribute to the supply of much needed housing land within the Edinburgh Housing Market Area.**
- **The benefits referred to above can only be derived from the redevelopment of the site and for the number of units proposed. The passage of time has proven that the regeneration benefits referred to cannot be obtained from a smaller scale development.**
 - **In light of the considerations outlined above it is respectfully requested that the application as applied for be approved.**

SUPPORTING STATEMENT

**ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED SITE DEVELOPMENT
WORKS AND LANDSCAPING AT 572 LANARK ROAD WEST, BALERNO, EDINBURGH
EH14 7BN**

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SUPPORTING STATEMENT

ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED SITE DEVELOPMENT WORKS AND LANDSCAPING AT 572 LANARK ROAD WEST, BALERNO , EDINBURGH EH14 7BN

1. INTRODUCTION

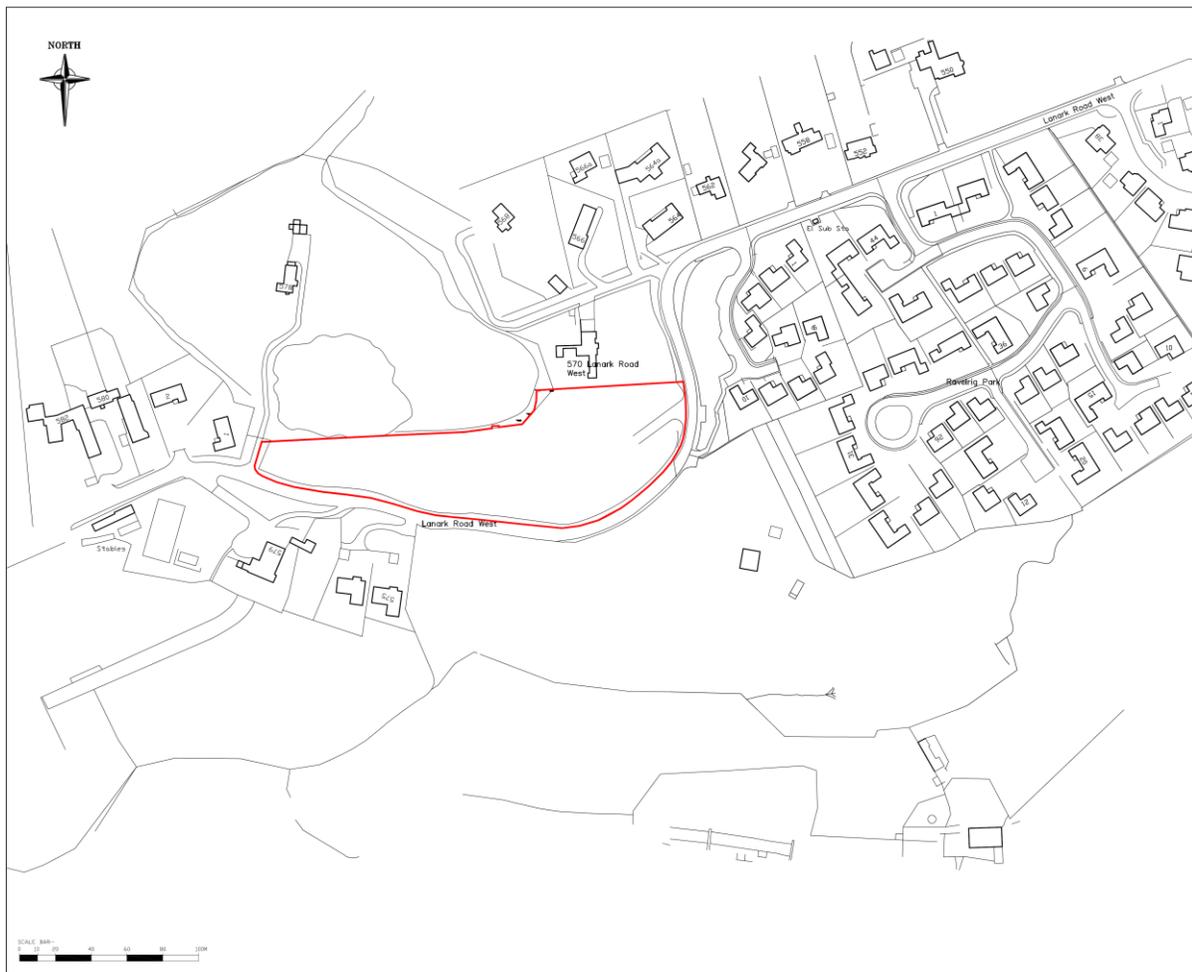
1.1 This statement has been prepared by Derek Scott Planning, Chartered Town Planning and Development Consultants in association with EMA Architecture and Design (Architects and Master Planners), Ian White (Landscape Architect), Alex Sneddon (Transport Planning Limited), Nigel Rudd (Nigel Rudd Ecology) and Donald Rodger (Donald Rodgers Associates Limited) on behalf of our client, Mr. John Brady. It is in support of an application submitted to the City of Edinburgh Council seeking planning permission in principle for the erection of a residential development with associated site development works and landscaping at 572 Lanark Road West, Balerno, Edinburgh.

1.2 The statement should be read in conjunction with the following information:

- Design and Access Statement prepared by EMA Architects and Master Planners.
- Landscape Appraisal prepared by Ian White.
- Transport Report prepared by Transport Planning Limited
- Ecological Assessment prepared by Nigel Rudd Ecology
- Tree Survey & Arboricultural Constraints Report prepared by Donald Rodger Associates Limited.

2. LOCATION AND DESCRIPTION OF SITE

2.1 The application site which measures 1.04 hectares is located at 572 Lanark Road West on the western side of Balerno approximately 12.8 km to the south west of Edinburgh City Centre. The site, which is relatively narrow and sloping has a general east/west orientation with a most favourable aspect. It is located between a dis-used quarry to the north and the A70 which runs along its southern and eastern boundaries. The site is accessed from a single point at its north eastern corner which leads to a single storey garage/shed. Parts of the site have been the subject of engineering works given it a brownfield and partially unkempt appearance. A group of broadleaf trees marks the western edge of the site and are a prominent feature when viewed from the A70. A stone wall bounds the site to the north of Lanark Road West (A70).



2.2 The northern boundary of the site is formed predominantly by vertically boarded timber fencing beyond which is an abrupt edge overlooking the former quarry referred to above and a substantial dwelling of modern design (579 Lanark Road West). Beyond the western boundary and part of the southern boundary on the opposite side of Lanark Road West (A70) there exists a significant number of individually designed dwellings in generously sized plots

given this area an urban appearance albeit of low density. Part of the southern boundary (eastern part) beyond Lanark Road West comprises a woodland area. To the east of the site, again beyond the A70 is the Ravelrig Hill Housing Development. Ravelrig Hill can be accessed from the application site via an existing pedestrian path on the opposite side of Lanark Road West (A70) thus linking it with the established footpath network serving the settlement.



2.3 The application site forms and has the characteristics of an *'infill site'* sandwiched between development to the north, south, east and west and within the recognised limits of the urban area as defined by both the Balerno signage and 30 mph speed limit signs which can be found erected, some 125 metres to the west.



Planning History

2.4 The application site has a complex and extensive planning history as summarised below:

98/01696/OUT - Housing Development in outline (as amended from 10 dwellings to 4) - Outline Planning Application refused on 24th March 1999 and subsequent appeal against that refusal dismissed

99/02656/FUL - Demolish existing buildings & erect up to 6 detached homes & garages – Application for detailed planning permission refused on 19th January 2000 and subsequent appeal against that refusal dismissed.

02/03568/FUL - Erection of dwelling house and garage – Application for detailed planning permission refused on 24th March 2004

04/03834/FUL - Demolish existing unfinished house and replace with a new architect designed house – Application for detailed planning permission granted on 28th October 2005.

08/00176/FUL - Proposed renovation and erection of extension – Application for detailed planning permission granted on 04th August 2008

08/04216/FUL - Erection of a dwelling house – Application for detailed planning permission refused on 10th March 2009 and subsequent appeal against that refusal dismissed on 16th November 2009

10/01713/FUL - Demolish existing unfinished house and replace with a new architect designed house – Application for detailed planning permission granted on 20th July 2010



Dwelling house granted under Planning Permission Reference Number 10/01713/FUL

13/03115/FUL - Demolish existing unfinished house and erect single dwelling house with associated landscaping, accesses and parking – Application for detailed planning permission granted on 28th March 2014

15/04959/FUL - Erection of ancillary accommodation – Application for detailed planning permission withdrawn on 26th January 2016

18/00337/FUL - Reconstruction of existing stone boundary wall (in retrospect) - Application for detailed planning permission granted on 28th March 2018

18/07680/FUL - Erection of new shed/garage - Application for detailed planning permission granted on 19th December 2018

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The application submitted seeks planning permission in principle for the erection of a residential development with associated site development works and landscaping. The Design and Access Statement submitted with the application outlines how the site could be developed for six bespoke contemporary and exemplary designed dwelling houses incorporating a mixture of single storey (with accommodation in roof spaces) and split level properties. Access arrangements would be facilitated in the north eastern corner of the site as per previously approved arrangements. All existing trees of significance would be retained and additional landscaping proposed to further integrate the dwellings within the site and enhance the character and appearance of both it and the wider area.



Balerno Community Council

- 3.2 Draft proposals for the development of the site were presented to Balerno Community Council at their monthly meeting on 09th January 2020. Key points raised and where required subsequently addressed in the application now submitted included the following:

Pedestrian Access – Plans have been updated to introduce a pedestrian link through the site (east-west) to provide improved connections between the existing settlement and group of houses to south and west of application site.

Site Run-off – Concerns were expressed about material run-off from site as existing at present. The redevelopment of the site, involving the introduction of sustainable urban drainage systems (Suds), will provide effective mitigation against this issue.

Unit Numbers – Some concern had been expressed about possible longer term ambitions to secure permission for more units than the six presently proposed. The Community Council were assured that there was no such intention and that our client would happily accept the imposition of a condition on any consent granted which restricted the number of units to a maximum of six as proposed.

4. PLANNING POLICY

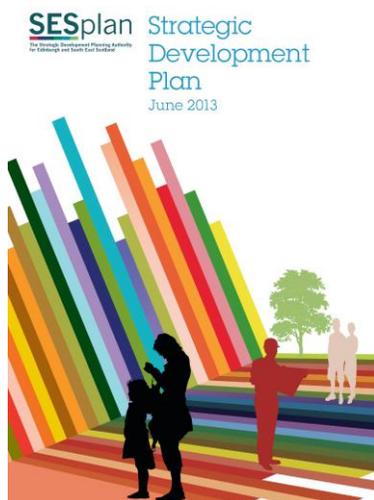
4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) (hereinafter referred to as *'the Act'*) states that:

'where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the development plan unless material considerations indicate otherwise.'

4.2 In the context of the above it is worth making reference to the House of Lord's Judgement on the case of the City of Edinburgh Council v the Secretary of State for Scotland 1998 SLT120. It sets out the following approach to deciding an application under the Planning Acts:

- *identify any provisions of the development plan which are relevant to the decision;*
- *interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;*
- *consider whether or not the proposal accords with the development plan;*
- *identify and consider relevant material considerations, for and against the proposal;*
and
- *assess whether these considerations warrant a departure from the development plan.*

4.3 The relevant development plan for the area comprises the Strategic Development Plan for Edinburgh and South East Scotland (SESPlan) 2015 and the Edinburgh Local Development Plan 2016. Other material considerations which should be considered in the determination of the appeal include Scottish Planning Policy.



4.4 **Strategic Development Plan for Edinburgh and South East Scotland**
The Strategic Development Plan for Edinburgh and South East Scotland (SESPlan) was approved by Scottish Ministers on 27th June 2013. This plan provides the strategic

framework for the determination of planning applications and for the preparation of local development plans. As the site is located within the Green Belt as defined in the Edinburgh Local Development Plan (referred to below) the terms of Policy 12 on the subject of ‘Green Belts’ is of relevance. This states the following:

‘Local Development Plans will define and maintain Green Belts around Edinburgh and to the south west of Dunfermline for the following purpose to:

- a. Maintain the identity and character of Edinburgh and Dunfermline and their neighbouring towns, and prevent coalescence, unless otherwise justified by the Local Development Plan settlement strategy;*
- b. Direct planned growth to the most appropriate locations and support regeneration;*
- c. Maintain the landscape setting of these settlements; and*
- d. Provide opportunities for access to open space and the countryside.*

Local Development Plans will define Green Belt boundaries to conform to these purposes, ensuring that the strategic growth requirements of the Strategic Development Plan can be accommodated.

Local Development Plans should define the types of development appropriate within Green Belts. Opportunities for contributing to the Central Scotland Green Network proposals should also be identified in these areas.’



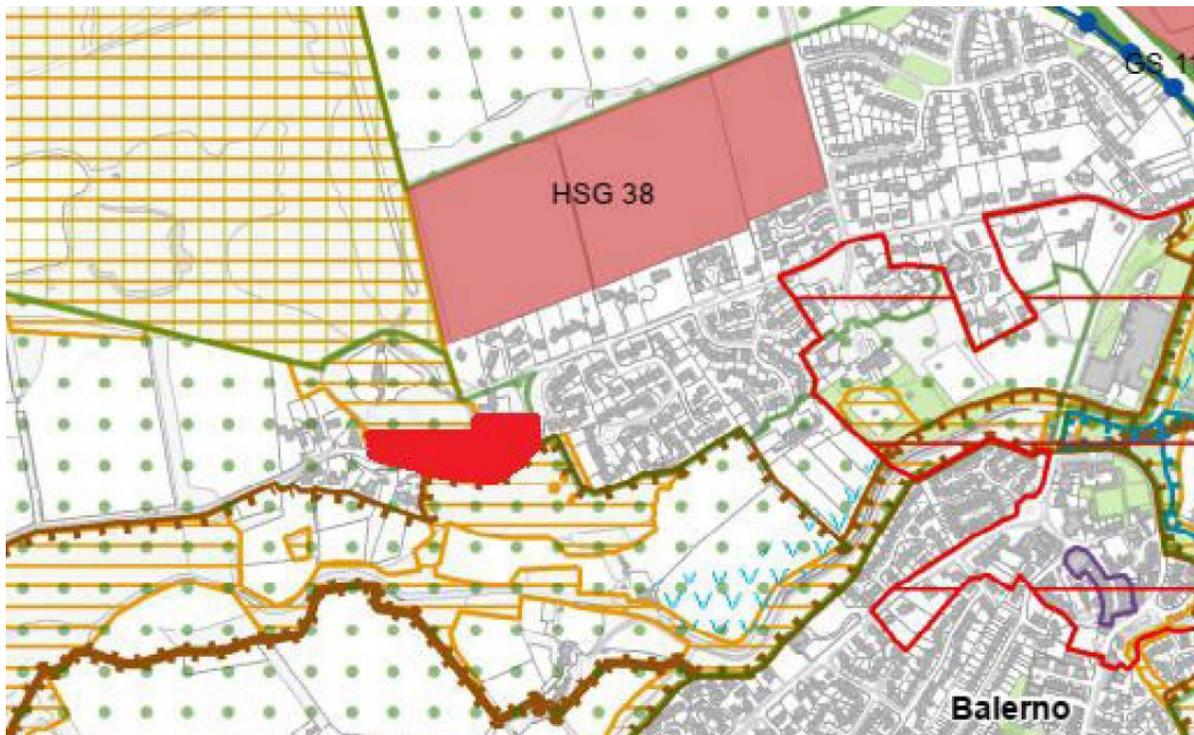
- 4.5 The proposals are being promoted on the fundamental premise that the application site and other existing residential development to the north, west and south should be considered as forming part of the Balerno Settlement envelope rather than the Green Belt as shown in the diagram above. Viewed within the context of the surrounding built development; speed limit zones; and the signage on the public road announcing the arrival of Balerno to those travelling from the west, the site exhibits the characteristics of an infill/gap site within an urban area which is appropriate for development rather than a site within the Green Belt

which is inappropriate for development. In that regard the following points are also of significance:

- the site, in its present condition detracts from rather than contributes to the character of Balerno;
- the development of the site will not contribute to or lead to the coalescence of neighbouring towns;
- the site is located in a sustainable and popular location within the Edinburgh Housing Market;
- the redevelopment of the site will support the regeneration of the area within which it is located and make a positive contribution to the character, appearance and landscape setting for the settlement; and
- the site is not accessible to the general public and as such does not provide for access to open space and/or the countryside.

Edinburgh Local Development Plan

4.6 The Edinburgh Local Development Plan was adopted by the City of Edinburgh Council in November 2016. The application site lies within the Green Belt on the edge of the Balerno Urban Area as defined in the Proposals Map accompanying the Plan. Policy Env 10 on *'Development in the Green Belt and Countryside'* states the following:



Extract from Local Development Plan – Proposals Map (Site in red)

'Within the Green Belt and Countryside shown on the Proposals Map, development will only be permitted where it meets one of the following criteria and would not detract from the landscape quality and/or rural character of the area:

- a) *For the purposes of agriculture, woodland and forestry, horticulture or countryside recreation, or where a countryside location is essential and provided any buildings, structures or hard standing areas are of a scale and quality of design appropriate to the use.*
- b) *For the change of use of an existing building, provided the building is of architectural merit or a valuable element in the landscape and is worthy of retention. Buildings should be of domestic scale, substantially intact and structurally capable of conversion.*
- c) *For development relating to an existing use or building(s) such as an extension to a site or building, ancillary development or intensification of the use, provided the proposal is appropriate in type in terms of the existing use, of an appropriate scale, of high quality design and acceptable in terms of traffic impact.*
- d) *For the replacement of an existing building with a new building in the same use provided:*
 - 1) *the existing building is not listed or of architectural / historic merit;*
 - 2) *the existing building is of poor quality design and structural condition,*
 - 3) *the existing building is of domestic scale, has a lawful use and is not a temporary structure; and*
 - 4) *the new building is of a similar or smaller size to the existing one, lies within the curtilage of the existing building and is of high design quality.'*

4.7 Whilst it is accepted that the application proposals are contrary to the Green Belt designation pertaining to the site, our position and premise for advancing the proposals are based on the fact that the site, as is, has a detrimental impact on the character and appearance of the area and does not contribute in any way to the principles and objectives of green belt designation as previously outlined in Paragraph 4.5 under our assessment of Policy 12 in SESPlan. The development proposals advanced within the application will, in contrast, result in significant benefits to the landscape quality and character of the area.

4.8 Other policies within the local development plan against which the application must be considered include the following:

- Policy Del 1 - Developer Contributions and Infrastructure Delivery
- Policy Des 1 - Design Quality and Context
- Policy Des 2 - Co-ordinated Development
- Policy Des 3 - Development Design - Incorporating and Enhancing Existing and Potential Features
- Policy Des 4 - Development Design – Impact on Setting
- Policy Des 5 - Development Design – Amenity
- Policy Des 6 - Sustainable Buildings
- Policy Des 7 - Layout Design

- Policy Des 8 - Public Realm and Landscape Design
- Policy Des 9 - Urban Edge Development
- Policy Env 12 - Trees
- Policy Env 16 - Species Protection
- Policy Env 22 - Pollution and Air, Water and Soil Quality
- Policy Hou1 - Housing Development
- Policy Hou 2 - Housing Mix
- Policy Hou 3 - Private Green Space in Housing Development
- Policy Hou 4 - Housing Density
- Policy RS1 - Sustainable Energy
- Policy RS6 - Water and Drainage

4.9 Policy Del 1 on ‘*Developer Contributions and Infrastructure Delivery*’ states the following:

1. *Proposals will be required to contribute to the following infrastructure provision where relevant and necessary to mitigate* any negative additional impact (either on an individual or cumulative basis) and where commensurate to the scale of the proposed development:*
 - a) *The strategic infrastructure from SDP Fig. 2, the transport proposals and safeguards from Table 9 including the existing and proposed tram network, other transport interventions as specified in Part 1 Section 5 of the Plan and to accord with Policy Tra 8. Contribution zones will apply to address cumulative impacts.*
 - b) *Education provision including the new school proposals from Table 5 and the potential school extensions as indicated in Part 1 Section 5 of the Plan. Contribution zones will apply to address cumulative impact.*
 - c) *Green space actions if required by Policy Hou 3, Env 18, 19 or 20. Contribution zones may be established where provision is relevant to more than one site.*
 - d) *Public realm and other pedestrian and cycle actions, where identified in the Council’s public realm strategy, or as a site specific action. Contribution zones may be established where provision is relevant to more than one site.*

2. *Development should only progress subject to sufficient infrastructure already being available or where it is demonstrated that it can be delivered at the appropriate time. In order to provide further detail on the approach to implementation of this policy and to provide the basis for future action programmes Supplementary Guidance will be prepared to provide guidance including on:*
 - a) *The required infrastructure in relation to specific sites and/or areas*
 - b) *Approach to the timely delivery of the required infrastructure*
 - c) *Assessment of developer contributions and arrangements for the efficient conclusion of legal agreements*
 - d) *The thresholds that may apply*
 - e) *Mapping of the cumulative contribution zones relative to specific transport, education, public realm and green space actions.*

f) *The Council's approach should the required contributions raise demonstrable commercial viability constraints and/or where forward or gap funding may be required.'*

4.10 Our client has no difficulty with the principle of making contributions towards any infrastructure requirements which arise as a result of the direct impacts of his proposal and provided any such requests are entirely compliant with the terms of Scottish Government Circular 3/2012 on *'Planning Obligations and Good Neighbour Agreements.'*

Planning Obligations and Good Neighbour Agreements

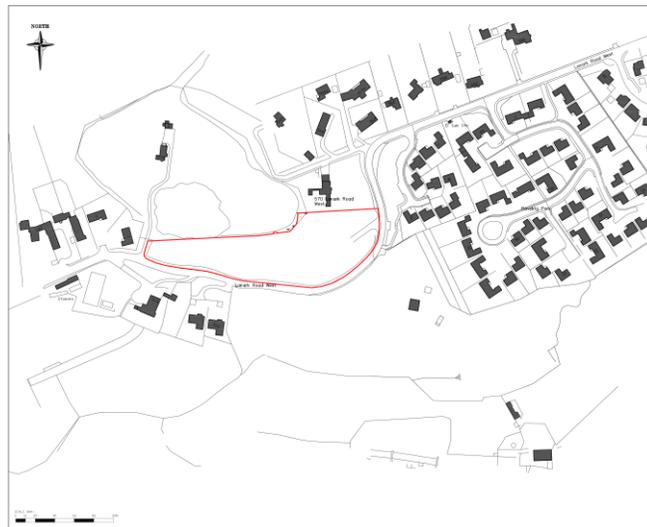
Circular 3/2012



4.11 Policy Des 1 on *'Design Quality and Context'* and context states the following:

'Planning permission will be granted for development where it is demonstrated that the proposal will create or contribute towards a sense of place. Design should be based on an overall design concept that draws upon positive characteristics of the surrounding area. Planning permission will not be granted for poor quality or inappropriate design or for proposals that would be damaging to the character or appearance of the area around it, particularly where this has a special importance.'

4.12 The Design and Access Statement and accompanying Landscape Appraisal submitted in support of the application set out the design framework for any future applications on the site and clearly demonstrate that the proposal will contribute to a very strong sense of place and character to the benefit of the site and the entire context within which it is located. As noted previously and notwithstanding the zoning provisions pertaining to it, the site exhibits the characteristics of an infill site within an area of essentially urban character thus enabling it to integrate seamlessly with the existing settlement in an entirely sustainable and coherent manner.



Infill site

4.13 Policy Des 2 on ‘*Co-ordinated Development*’ states the following:

‘Planning permission will be granted for development which will not compromise:

- a) the effective development of adjacent land; or*
- b) the comprehensive development and regeneration of a wider area as provided for in a master plan, strategy or development brief approved by the Council.’*

4.14 As noted in our response to Policy Des 1 above, the site is of an ‘*infill nature*’ and will neither impact nor compromise the development of adjacent land.

4.15 Policy Des 3 on ‘*Development Design - Incorporating and Enhancing Existing and Potential Features*’ states the following:

‘Planning permission will be granted for development where it is demonstrated that existing characteristics and features worthy of retention on the site and in the surrounding area, have been identified, incorporated and enhanced through its design.’



Existing Trees and Walls to be Retained and enhanced.

4.16 Both the Design and Access Statement and Landscape Appraisal submitted with the application have identified existing characteristics worthy of retention on the site (e.g. trees and stone walls) and how these can be incorporated into the overall design to enhance the character and appearance of the area.

4.17 Policy Des 4 on ‘*Development Design – Impact on Setting*’ states the following:

‘Planning permission will be granted for development where it is demonstrated that it will have a positive impact on its surroundings, including the character of the wider townscape and landscape, and impact on existing views, having regard to:

- a) height and form*
- b) scale and proportions, including the spaces between buildings*
- c) position of buildings and other features on the site*

d) *materials and detailing*

4.18 The site, as it presently exists, has an adverse effect on the character and appearance of the area giving a negative impression as Balerno is approached from the west. The application proposals, albeit indicative in nature at this stage, clearly demonstrate that the redevelopment of the site will have a beneficial impact on the character of the area through positive architectural intervention and expression.



Site has adverse effect on character and appearance of area.

4.19 Policy Des 5 on ‘*Development Design – Amenity*’ states the following:

‘Planning permission will be granted for development where it is demonstrated that:

- a) *the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook*
- b) *the design will facilitate adaptability in the future to the needs of different occupiers, and in appropriate locations will promote opportunities for mixed uses*
- c) *community security will be promoted by providing active frontages to more important thoroughfares and designing for natural surveillance over all footpaths and open areas*
- d) *a clear distinction is made between public and private spaces, with the latter provided in enclosed or defensible forms*

- e) *refuse and recycling facilities, cycle storage, low and zero carbon technology, telecommunications equipment, plant and services have been sensitively integrated into the design.'*

4.20 The Design and Access Statement accompanying the application clearly and conclusively demonstrates that the amenity of neighbouring developments will not be adversely affected as a result of the development proposals. As far as the remaining criteria in the policy are concerned these can all be addressed with positive impacts at the Approval of Matters Specified in Conditions stage in the event of Planning Permission in Principle being granted.

4.21 Policy Des 6 on '*Sustainable Buildings*' states the following:

'Planning permission will only be granted for new development where it has been demonstrated that:

- a) *the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low and zero carbon generating technologies.*
- b) *other features are incorporated that will reduce or minimise environmental resource use and impact, for example:*
- i. *measures to promote water conservation*
 - ii. *sustainable urban drainage measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. This should include green roofs on sites where measures on the ground are not practical*
 - iii. *provision of facilities for the separate collection of dry recyclable waste and food waste*
 - iv. *maximum use of materials from local and/or sustainable sources*
 - v. *measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers.'*

4.22 As noted in the accompanying Design and Access Statement there is a real opportunity on this site to develop an innovative scheme in relation to design and sustainability considerations. Due to the bespoke nature of the site a range of options can be explored and incorporated to exceed the requirements referred to in Policy Des 6 including:

- Solar technology / PV panels
- Optimising solar gains / summer shading
- Improved air tightness
- Rainwater harvesting / SUDS solutions
- Locally sourced materials
- Ground source / air source heat pumps
- High efficiency boilers / heating systems
- Smart energy features

- Compact building forms
- Building within the landscape / ground
- High performance insulation



4.23 Policy DES 7 on ‘*Layout Design*’ states the following:

‘Planning permission will be granted for development where:

- a comprehensive and integrated approach to the layout of buildings, streets, footpaths, cycle paths, public and private open spaces, services and SUDS features has been taken*
- new streets within developments are direct and connected with other networks to ensure ease of access to local centres and public transport and new public or focal spaces are created where they will serve a purpose*
- the layout will encourage walking and cycling, cater for the requirements of public transport if required and incorporate design features which will restrict traffic speeds to an appropriate level and minimise potential conflict between pedestrians, cyclists and motorised traffic*
- car and cycle parking areas and pedestrian and cycle paths are overlooked by surrounding properties*
- safe and convenient access and movement in and around the development will be promoted, having regard especially to the needs of people with limited mobility or special needs*
- public open spaces and pedestrian and cycle routes are connected with the wider pedestrian and cycle network including any off-road pedestrian and cycle routes where the opportunity exists.’*

4.24 The Design and Access Statement and Access Appraisal both outline how the site can be safely accessed by vehicles and effective linkages provided thus ensuring that the site is integrated and links seamlessly with the existing settlement.



Footpath linkages with Ravelrig Hill

4.25 Policy DES 8 on ‘Public Realm and Landscape Design’ states the following:

‘Planning permission will be granted for development where all external spaces, and features, including streets, footpaths, civic spaces, green spaces boundary treatments and public art have been designed as an integral part of the scheme as a whole, and it has been demonstrated that:

- a) the design and the materials to be used are appropriate for their intended purpose, to the use and character of the area generally, especially where this has a special interest or importance*
- b) the different elements of paving, landscaping and street furniture are coordinated to avoid a sense of clutter, and in larger schemes design and provision will be coordinated over different phases of a development*
- c) particular consideration has been given, if appropriate, to the planting of trees to provide a setting for buildings, boundaries and road sides and create a robust landscape structure*
- d) a satisfactory scheme of maintenance will be put in place.’*

4.26 Whilst this is an application for planning permission in principle and it is not possible to comment on the specific detail of many of the criteria within the policy referred to, it is evidently clear from both the Design and Access Statement and the Landscape Appraisal submitted in support of the application that the development proposed offers the potential to create very significant improvements to the character and appearance of the area. Notwithstanding previous determinations relating to the site, the passage of time has clearly demonstrated and shown that it will take a development of this scale and nature to make a significant and worthwhile contribution to the area.

4.27 Policy Des 9 on ‘Urban Edge Development’ states the following:

‘Planning permission will only be granted for development on sites at the green belt boundary where it:

- a) *conserves and enhances the landscape setting and special character of the city*
- b) *promotes access to the surrounding countryside if appropriate*
- c) *includes landscape improvement proposals that will strengthen the green belt boundary and contribute to multi-functional green networks by improving amenity and enhance biodiversity.'*

4.28 Whilst the application site is located on the edge of the 'urban area' as defined in the Edinburgh Local Development Plan, we are of the view, as noted previously, that both it and the development pocket to the west should be included within the Balerno settlement envelope due to their respective 'urban' rather than 'Green Belt' characteristics. Notwithstanding this and again as noted previously, we are firmly and unequivocally of the opinion that the development of this site for the nature of development proposed will significantly enhance the landscape setting of Balerno and ultimately strengthen the definition of the wider Green Belt policy areas which surround it.



4.29 Policy Env 12 on 'Trees' states the following:

'Development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.'

4.30 Whilst there are no protected trees on the site and many of those existing have limited lifespans, as per the conclusions of the Tree Report submitted in support of the application, their retention and the additional landscaping proposed in association with the redevelopment of the site will make a positive contribution to amenity of the area.

4.31 Policy Env 16 on 'Species Protection' states the following

‘Planning permission will not be granted for development that would have an adverse impact on species protected under European or UK law, unless:

- a) there is an overriding public need for the development and it is demonstrated that there is no alternative*
- b) a full survey has been carried out of the current status of the species and its use of the site*
- c) there would be no detriment to the maintenance of the species at ‘favourable conservation status*’*
- d) suitable mitigation is proposed.’*

4.32 As the Report on Ecology submitted with the application demonstrates there are no species occupying the site which are protected under European, UK or Scottish Law and therefore no constraints to development from this perspective exist. Notwithstanding this and as the Ecology Report concludes, redevelopment proposals can make a positive contribution to the biodiversity of the area and should be welcomed in that regard.



4.33 Policy Hou 2 on ‘*Housing Mix*’ states the following:

‘The Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility.’

4.34 The application proposed, whilst for planning permission in principle and therefore indicative in nature, provides for the development of a range of individually designed bespoke dwelling houses thus providing a welcome and refreshing break from the mundanity associated with the products generally produced by volume housebuilders.



4.35 Policy Hou 3 on ‘*Private Green Space in Housing Development*’ states the following:

‘Planning permission will be granted for development which makes adequate provision for green space to meet the needs of future residents.

- a) *In flatted or mixed housing/flatted developments where communal provision will be necessary, this will be based on a standard of 10 square metres per flat (excluding any units which are to be provided with private gardens). A minimum of 20% of total site area should be useable greenspace.*
- b) *For housing developments with private gardens, a contribution towards the greenspace network will be negotiated if appropriate, having regard to the scale of development proposed and the opportunities of the site.’*

4.36 All of the plots proposed are generously proportioned and will ensure that their occupiers will have sufficient space in terms of quantity and quantity to satisfy their functional and recreational requirements.

4.37 Policy Hou 4 on ‘*Housing Density*’ states the following:

‘The Council will seek an appropriate density of development on each site having regard to:

- a) *its characteristics and those of the surrounding area*
- b) *the need to create an attractive residential environment and safeguard living conditions within the development*
- c) *the accessibility of the site includes access to public transport*
- d) *the need to encourage and support the provision of local facilities necessary to high quality urban living.*

Higher densities will be appropriate within the City Centre and other areas where a good level of public transport accessibility exists or is to be provided. In established residential areas, proposals will not be permitted which would result in unacceptable damage to local character, environmental quality or residential amenity.’

4.38 The density of development proposed on the site is in keeping with and respectful to the established urban grain prevalent in the immediate vicinity with particular reference to those properties existing to the north, south and west. The site benefits from good access links to Ravelrig Hill to the east and from there to the remainder of the settlement and the facilities it offers via established pedestrian linkages.

4.39 Policy RS 1 on ‘*Sustainable Energy*’ states the following:

‘Planning permission will be granted for development of low and zero carbon energy schemes such as small-scale wind turbine generators, solar panels and combined heat and power/district heating/energy from waste plants and biomass/wood fuel energy systems provided the proposals:

- a) *do not cause significant harm to the local environment, including natural heritage interests and the character and appearance of listed buildings and conservation areas*
- b) *will not unacceptably affect the amenity of neighbouring occupiers by reason of, for example, noise emission or visual dominance.*

4.40 This particular policy relates to the development of low and zero carbon energy schemes and in that respect lends support for the development proposed which it is intended will result in the creation of six bespoke contemporarily designed dwelling houses making full use of sustainable energy sources.

4.41 Policy RS6 on ‘*Water and Drainage*’ states the following:

‘Planning permission will not be granted where there is an inadequate water supply or sewerage available to meet the demands of the development and necessary improvements cannot be provided.’

4.42 The application site can be satisfactorily served with water and drainage infrastructure. All dwellings proposed will be required to maximise recycling opportunities.

Other material considerations

4.43 As noted previously, in addition to the development plan, due consideration must also be given in the determination of planning applications to other material considerations. Such considerations in this instance is Scottish Planning Policy and Planning History.

Scottish Planning Policy

4.44 The current version of Scottish Planning Policy was published by the Scottish Government in 2014. Its purpose is to set out national planning policies which reflect Scottish Ministers’ priorities for the operation of the planning system and for the development and use of land. The SPP aims to promote consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances. It directly relates to:



- the preparation of development plans;

- the design of development, from initial concept through to delivery; and
- the determination of planning applications and appeals.

4.45 The SPP (Paragraph 27) introduces a presumption in favour of development that contributes to sustainable development. The SPP states that *‘the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.’* (Paragraph 28)

4.46 The SPP (Paragraph 29) states that policies and decisions should be guided by the following principles:

- *giving due weight to net economic benefit;*
- *responding to economic issues, challenges and opportunities, as outlined in local economic strategies;*
- *supporting good design and the six qualities of successful places;*
- *making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;*
- *supporting delivery of accessible housing, business, retailing and leisure development;*
- *supporting delivery of infrastructure, for example transport, education, energy, digital and water;*
- *supporting climate change mitigation and adaptation including taking account of flood risk;*
- *improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;*
- *having regard to the principles for sustainable land use set out in the Land Use Strategy;*
- *protecting, enhancing and promoting access to cultural heritage, including the historic environment;*
- *protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;*
- *reducing waste, facilitating its management and promoting resource recovery; and*
- *avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.*

4.47 Paragraph 32 of the SPP advises that *‘the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Proposals that accord with up-to-date plans should be considered acceptable in principle and consideration should focus on the detailed matters arising. For proposals that do not accord with up-to-date development plans, the primacy of the plan is maintained and this SPP and the presumption in favour of development that contributes to sustainable development will be material considerations.’*

4.48 Paragraph 33 of the SPP advises that ‘Where relevant policies in a development plan are out-of-date or the plan does not contain policies relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Decision-makers should also take into account any adverse impacts which would significantly and demonstrably outweigh the benefits when assessed against the wider policies in this SPP. The same principle should be applied where a development plan is more than five years old.’

4.49 Whilst the Edinburgh Local Development Plan is of recent origin, the exclusion of our client’s site from the Balerno Settlement Envelope and its inclusion within the Green Belt was not subject to objection and therefore of examination as part of the review process associated with the Plan. As noted previously we consider the exclusion of the site from the settlement envelope to be inappropriate and that due regard has not been given to the benefits to be derived from developing the site for a scheme of the nature proposed as a logical extension to the settlement. Such benefits far outweigh the disbenefits of retaining the site within the Green Belt where its condition has an adverse effect on the character and appearance of the area.



4.50 The proposed development at Lanark Road West is considered to contribute to sustainable development when assessed against the principles outlined in Paragraph 29 of the SPP for the reasons stated below:

- *giving due weight to net economic benefit;*

The proposed development of six new houses will generate significant socio-economic benefits in the area by providing housing choice, stimulating job creation and boosting economic investment.

- *supporting good design and the six qualities of successful places;*

Whilst the current application is for planning permission in principle only, the submitted master plan, design and access statement and landscape appraisal set out an appropriate framework for the Council and our client (Mr. John Brady) to work in partnership and within the aim of supporting good design and the six qualities of successful places.

Distinctive – As noted previously the indicative layout prepared for the site has been driven from the outset by landscape considerations ensuring that the new development will appear as an integral part of the existing settlement and will improve the settlement’s overall setting within the landscape.

Safe and Pleasant – The indicative layout presented provides a clear distinction between public and private spaces with dwellings carefully positioned so as to ensure that they overlook the proposed and existing road network and areas of open space serving them.

Welcoming – As noted previously the layout presented benefits from very strong pedestrian linkages with the existing settlement to east. The extensive areas of open space within the proposed development, the proposed landscaping and the bespoke nature of the dwellings envisaged are a particularly welcoming and endearing feature contributing positively to the sense of place and the character and appearance of the area.



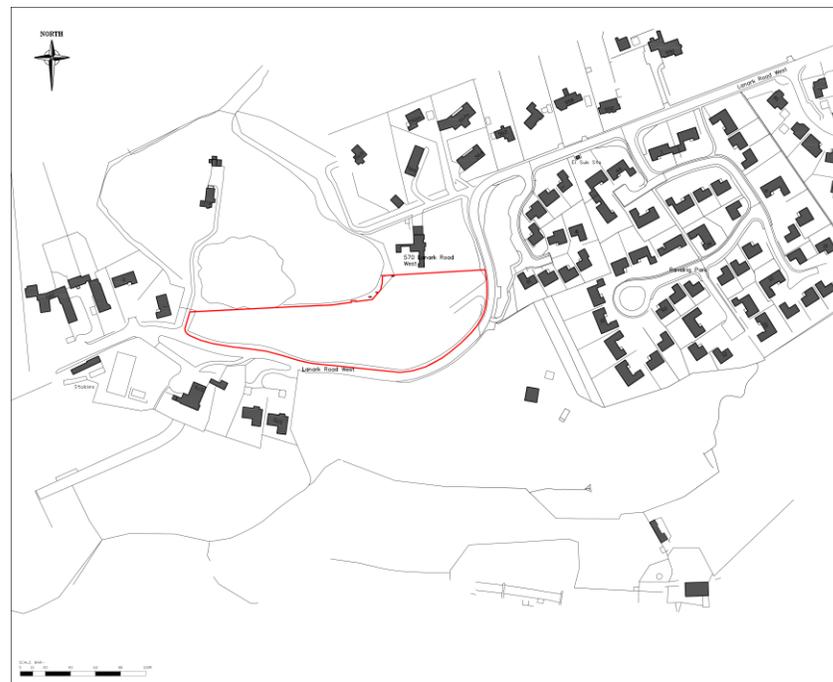
Adaptable – The adaptability of any residential layout is limited by nature. Notwithstanding this the development proposed will provide opportunities for the creation of a range of different house designs.

Resource Efficient – As noted previously the proposed development has the potential to incorporate on-site low and zero carbon generating technologies (LZCGT) to meet a significant proportion of the overall energy requirements.

Easy to Move Around and Beyond – The indicative layout outlined provides an interconnected network of roads and paths to ensure that the site is easily accessible from both the existing settlement and from the surrounding environment.

- *making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;*

The development is proposed on an infill site, broadly brownfield in nature and sandwiched between established areas of built development. Due to its size and nature it is incapable of reasonably beneficial use for any purpose other than for residential use. Given its adjacency and relationship with the existing settlement and development to the west, it can be developed for much needed housing in a sustainable and coherent fashion without significant infrastructure investment. The development, in association with the landscaping proposed, will make a positive contribution to the character and appearance of the area.



Site exhibits characteristics of infill site within an urban area

- *supporting delivery of accessible housing, business, retailing and leisure development;*

The development proposed will facilitate the development of a range of bespoke individually designed dwelling houses. The site is in an inherently accessible location adjoining the existing settlement and benefitting from existing facilities and services within it and in close proximity to it.

- *supporting delivery of infrastructure, for example transport, education, energy, digital and water;*

It is intended that the dwellings proposed will maximise the use of innovative design technology to ensure that they inherently sustainable and energy efficient.

- *supporting climate change mitigation and adaptation including taking account of flood risk;*

The proposed development will introduce a range of measures which will support climate change mitigation. This will be achieved in the houses proposed through enhanced levels of insulation and efficient heating systems/low carbon energy sources. The location of the houses and their relationship to the existing settlement will contribute to sustainable transport movements all of which supports climate change mitigation. The site is not at risk of flooding.

- *improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;*

The site enjoys good access to the existing public path network and therefore ease of access to sport and recreational facilities.

- *having regard to the principles for sustainable land use set out in the Land Use Strategy;*

The application proposals have been developed in due cognisance of the principles of sustainable land use with particular reference to the following:

- the proposal will deliver multiple benefits, the most significant of which is the provision of opportunities for the development of bespoke contemporarily designed dwelling houses for which there is a significant demand but an extreme shortage of in the Greater Edinburgh Area.
- The land on which the development is being proposed is of a low grade quality and not used for any particular purpose. As a consequence its proposed use for the development of housing and open space/landscaping is not significant.
- The proposals for the site, although indicative in nature at this stage, have evolved through a thorough understanding and appreciation of the area's eco-system.
- The application has been supported by a comprehensive landscape appraisal which demonstrates, through the introduction of appropriate mitigation measures, that the development proposed will appear as part of the existing settlement.

- *protecting, enhancing and promoting access to cultural heritage, including the historic environment;*

The development of the site for the six houses proposed will not result in an adverse effect on the area's cultural heritage.

- *protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;*

The retention of existing landscape features and the provision of further planting and landscaping will ensure that the character and appearance of the area is improved and its biodiversity credentials enhanced.

- *reducing waste, facilitating its management and promoting resource recovery;*

Recycling and refuse facilities will be incorporated into the design at the detailed stage. Collection of waste will be undertaken in line with local authority procedures. Every effort will be made to ensure that waste is minimised on site and recycled in accordance with sound principles of sustainability where possible.

- *avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.*

The site will be developed at an appropriate density befitting of the locality and the landscape context within which it is proposed. The amenity of existing development bordering the site will be protected in accordance with Council standards with particular reference to issues such as privacy, overlooking, loss of light, overshadowing etc.

4.51 Paragraph 287 of Scottish Planning Policy states the following:

'Planning permission should not be granted for significant travel-generating uses at locations which would increase reliance on the car and where:

- *direct links to local facilities via walking and cycling networks are not available or cannot be made available;*
- *access to local facilities via public transport networks would involve walking more than 400m; or*
- *the transport assessment does not identify satisfactory ways of meeting sustainable transport requirements.'*

4.52 As noted on numerous occasions previously the application site adjoins the existing settlement envelope and is well connected to the existing path network which provides direct links to local facilities and services. The suitability and appropriateness of the area for development is perhaps best supported by the fact that the Council has allocated in its local plan an area to the north of the application site and subsequently granted planning permission for residential development (Zoning Reference HSG 38 refers).

Planning History

- 4.53 As noted in Paragraph 2.4 the application site has been the subject of a number of applications over the years resulting in a somewhat complex and convoluted planning history. Previous attempts to secure permission for the redevelopment of the site for a multiple number of units have been rejected by both the Council and the Scottish Government who concluded, in general terms, that the benefits to be derived from the development of the site could equally be achieved through the development of a single house and associated outbuildings. The passage of time (20+ years) has proven this not to be the case as the condition of the site and its impact on the character and appearance of the area have worsened considerably and to such an extent that it can no longer be described, as it has in the past, as *'an attractive, conspicuous landscape which provides an appropriate setting for the west side of Balerno.'* It simply does not do that and the planning system has failed the area as a result of it. The current application provides an opportunity to make a significant improvement to the character and appearance of a site occupying a prominent position on the western approach to Balerno; improvements that can only be achieved through the development of a scheme of the nature proposed.
- 4.54 Having considered the application proposals against the terms of the development plan and all other material considerations we are firmly and unequivocally of the view that this site is inappropriately located within the Green Belt. The advantages of developing it for the scheme proposed, in terms of the improvements it will bring to the character and appearance of the area and the opportunities it will provide for innovative house building opportunities, far outweigh any associated disadvantages associated with the proposal.

5. SUMMARY AND CONCLUSIONS

5.1 The following provides a summary of the key points made in this Supporting Statement:

- The application site which measures 1.04 hectares is located at 572 Lanark Road West on the western side of Balerno approximately 12.8 km to the south west of Edinburgh City Centre. The site which is relatively narrow and sloping has a general east/west orientation and a favourable aspect. It is located between a dis-used quarry to the north and the A70 which runs along its southern and eastern boundaries. The site is accessed from a single point at its north eastern corner which leads to a single storey garage/shed. Parts of the site have been the subject of engineering works giving it a brownfield and partially unkempt appearance. A group of broadleaf trees marks the western edge of the site and are a prominent feature when viewed from the A70. A stone wall bounds the site to the south next to Lanark Road West (A70). Permission exists on the site for the erection of a detached dwelling house previously granted permission under the terms of Planning Permission Reference Number 10/01713/FUL.
- The northern boundary of the site is defined predominantly by vertically boarded timber fencing beyond which is an abrupt edge overlooking the former quarry referred to above and a substantial dwelling of modern design (579 Lanark Road West). Beyond the western boundary and part of the southern boundary on the opposite side of Lanark Road West (A70) there exists a significant number of individually designed dwellings in generously sized plots given this area an urban appearance, albeit of low density. Part of the southern boundary (eastern part) beyond Lanark Road West comprises a wooded area. To the east of the site, again beyond the A70, is the Ravelrig Hill Housing Development. Ravelrig Hill can be accessed from the application site via an existing pedestrian path on the opposite side of Lanark Road West (A70) thus linking it with the established footpath network serving the settlement.
- The application site forms and has the characteristics of an *'infill site'* sandwiched between development to the north, south, east and west and located within the recognised limits of the urban area as defined by both the Balerno signage and 30 mph speed limit signs which can be found erected, some 125 metres to the west.
- The application submitted seeks planning permission in principle for the erection of a residential development with associated site development works and landscaping. The Design and Access Statement submitted with the application outlines how the site could be developed for six bespoke contemporary and exemplary designed dwelling houses incorporating a mixture of single storey (with accommodation in roof spaces) and split level properties. Access arrangements would be facilitated in the north eastern corner of the site as per previously approved arrangements with pedestrian arrangements extending to the western boundary of the site to link up with existing properties. All existing trees of significance would be retained and

additional landscaping proposed to further integrate the dwellings within the site and enhance the character and appearance of both it and the wider area.

- The application site lies outside the defined limits of the Balerno Settlement Envelope and within an area designated as Green Belt in the Edinburgh Local Development Plan where there is a presumption against most types of residential development. Whilst it is acknowledged that the proposal is contrary to the terms of the development plan as a consequence of this, there are a number of material considerations which support the development of the site for residential purposes as noted below:
 - the site, in its present condition, detracts from rather than contributing to the character and landscape setting of Balerno. Its redevelopment will support the regeneration of the area within which it is located and make a positive contribution to the character, appearance and landscape setting of the settlement;
 - the site is effectively an infill site located between Balerno and a residential development cluster to the west which exhibits the essential characteristics and grain of an urban environment. The site should not have been included in the Green Belt as defined in the Edinburgh Local Development Plan as its development will not contribute to or lead to the coalescence of neighbouring towns; it is not accessible to the general public; and as such does not provide for access to open space and/or the countryside;
 - the site adjoins the existing settlement and benefits from strong and well established pedestrian links providing access to existing facilities and services. The existing path network can be extended within the site to link up with existing properties to the west;
 - the site is located in a sustainable and popular location within the Edinburgh Housing Market and will provide for the development of bespoke individually designed dwelling houses of exemplar design and sustainability credentials; and
 - the development of the site for housing purposes will contribute to the supply of much needed housing land within the Edinburgh Housing Market Area.
 - The benefits referred to above can only be derived from the redevelopment of the site and for the number of units proposed. The passage of time has proven that the regeneration benefits referred to cannot be obtained from a smaller scale development.
- 5.2 In light of the considerations outlined above it is respectfully requested that the application as applied for be approved. We reserve the right to provide additional information in support of the application prior to its determination by the Council.

Signed 
Derek Scott

Date 21st January 2020