

Development Management Sub Committee

Wednesday 5 December 2018

Report for forthcoming application by

**BDW Trading Ltd And Hallam Land Management Ltd. for
Proposal of Application Notice**

18/08834/PAN

**At Land 100 Metres East Of 53, Burdiehouse Road,
Edinburgh**

**Application for full planning permission (major) for
residential development and associated landscaping and
infrastructure.**

Item number	4.1
Report number	
Wards	B16 - Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming planning application in respect of an application in principle for major residential development and associated landscape and infrastructure.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 12 October 2018.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The application site is approximately eight hectares in area and is sited within the southeast of Edinburgh.

The site lies south of Burdiehouse. It consists of two separate areas. Area A is adjacent to Burdiehouse Road and Burdiehouse Valley Park. Area B is immediately north of Lang Loan and includes frontage/vehicular access to Lang Loan. Area B is adjacent to the south of the category B listed Lime Kilns (listed building reference: LB28159, dated 14 December 1970). There are overhead power lines adjacent to the southern boundary of the Area A.

At present, area A is a Sustainable Urban Drainage System (SUDS) and wildlife area and area B is open countryside/farmland.

2.2 Site History

22 September 2010 - planning permission in principle was refused for residential development (including affordable housing provision), open space, structure planting (including woodland and scrub) and access junction and road alignment (application number 10/01185/PPP).

Reasons for refusal were:

- Inappropriate use on the green belt, contrary to Structure Plan policy Env 10;
- The presumption against the development of greenfield sites;
- The proposal does not adequately protect the green belt's open setting and identity;
- The impact on the open landscape setting of the category B Listed Burdiehouse Limekilns, an important local landscape feature;
- The proposal would lead to coalescence; and
- The loss of prime agricultural land.

10 February 2012 - the above planning permission in principle was granted on appeal (appeal reference: PPA230-2047).

As a result of that decision, and the requirement to provide an effective supply of land for housing, part of the site associated with this application were included in the proposed Local Development Plan as an allocation for residential development - HSG22. This application site area also includes both Area A and Area B of this current application site.

12 June 2013 - minded to grant section 42 application to vary condition 1 of 10/01185/PPP to increase the maximum building heights (application number: 13/00673/FUL). This application site area also includes both Area A and Area B of this current application site.

12 June 2013 - approval of matters specified in conditions approved for 122 houses and flats (application number: 12/04385/AMC). This includes part of Area A of this current application site.

6 November 2013 - Approval of Matters Specified in Condition 2k - structural landscaping areas including woodland and open spaces and paths, of application 10/01185/PPP approved (application number: 13/03048/AMC). This application includes both Areas A and B of the current application site.

19 December 2014 - planning permission granted for residential development of 211 new houses and flats with associated infrastructure (application number: 14/04880/FUL). This application includes parts of both Areas A and B of the current application site.

10 March 2016 - proposal of application notice approved for planning permission in principle for residential development and associated landscape and infrastructure (application number: 15/05877/PAN). This application includes both Areas A and B of the current application site.

9 December 2016 - planning permission in principle submitted for residential development and associated landscape and infrastructure (application number: 16/06036/PPP). This application includes both Areas A and B of the current application site.

Main report

3.1 Description Of The Proposal

An application will be submitted for full planning permission for residential development and associated landscaping and infrastructure.

No further details have been submitted at this time.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

(a) the development would be acceptable in principle having regard to the development plan;

The adopted Edinburgh Local Development Plan (2016) designates the site as part of the urban area.

Any application will need to be assessed taking into consideration this designation.

(b) the design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

The Burdiehouse Site Brief Development Principles is part of the adopted Local Development Plan for the land to the north, adjacent to the application site and should be taken into account.

(c) Access arrangements are acceptable in terms of road safety and public transport accessibility;

The proposal should have regard to the transport policy of the Adopted LDP and Designing Street. Transport information will be required to support the application.

(d) There are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site is capable of accommodating the development and that there is sufficient infrastructure capacity. An Environmental Statement is required. In order to support the application, the following documents will be submitted.

- Air Quality Assessment;
- Design and Access Statement;
- Landscape and Visual Impact Assessment;
- Drainage Strategy;
- Ecology Report;
- Mineral Assessment;
- Pre-application Consultation Report;
- Planning Statement;
- Surface Water Management Plan;
- Sustainability statement;
- Transport Assessment; and
- Tree Survey.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice was sent to Community Councils, Local Ward Councillors, Neighbourhood Partnership and the MSPs.

A public meeting was held on Friday 23 November 2018 between 2pm and 7pm at Gilmerton Society Hall in Gilmerton.

Posters will be displayed informing the public of the date/time of the public event and details of the proposed development.

The public event will be advertised in Edinburgh Evening News.

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

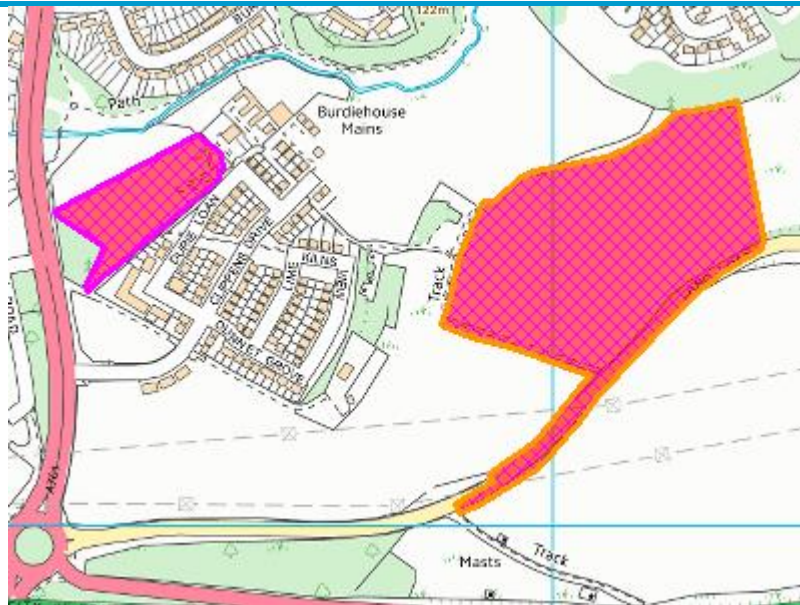
Background reading/external references

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

David R. Leslie
Chief Planning Officer
PLACE
The City of Edinburgh Council

Contact: Catriona Reece-Heal, Senior Planning Officer
E-mail: catriona.reece-heal@edinburgh.gov.uk Tel: 0131 529 6123

Location Plan



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420
END