

# Development Management Sub Committee

**Wednesday 22 May 2019**

**Report for forthcoming application by**

**The University Of Edinburgh for Proposal of Application Notice**

**19/01249/PAN**

**At Land 44 Metres East Of 136, Peffermill Road, Edinburgh  
The development of a Sports village for the University of Edinburgh at Peffermill playing fields to accommodate redeveloped playing surfaces, the erection of a new sports centre building incorporating ancillary facilities and the erection of a new student accommodation building incorporating ancillary facilities.**

<b>Item number</b>	4.1
<b>Report number</b>	
<b>Wards</b>	B17 - Portobello/Craigmillar

## **Summary**

---

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming detailed application for the development of a sports village at Peffermill playing fields to accommodate redeveloped playing surfaces, the erection of a new sports centre building incorporating ancillary facilities and the erection of a new student accommodation building incorporating ancillary facilities.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant has submitted a Proposal of Application Notice on 11 March 2019 (19/01249/PAN).

## 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 site is the University of Edinburgh's playing fields and is currently laid out as a number of sports pitches with ancillary spectator and changing facilities. The site measures approximately 20 hectares and is divided into three sections by the South Suburban Rail Line and the Braid Burn.

The main access is from Peffermill Road between some residential properties and a motorcycle garage on the north-west side of the site. Further west along Peffermill Road and within the site is the category C listed Cameron Bank (LB reference: 28163, listed on: 29 March 1996).

A number of residential and commercial properties fronting onto Peffermill Road are located along the north and west sides of the site with the westernmost corner enclosed by a tree belt. Beyond Peffermill Road is primarily residential with the exception of Prestonfield Primary School to the west and a golf course and industrial area to the north. To the east is Craigmillar Castle Park, which is designated as green belt in the Edinburgh Local Development Plan (LDP). To the south are allotments, residential properties and some commercial units. Beyond this to the south west is Cameron Toll Shopping Centre.

### **2.2 Site History**

21 September 2017 - Planning permission granted for the replacement of existing natural grass pitch with 1 no. new synthetic football pitch and 5 no. 5-a-side synthetic pitches including installation of floodlighting, drainage, fencing, access steps and path and associated hardstanding (reference number: 17/02653/FUL).

26 April 2017 - Planning permission granted for the installation of new floodlights to 2 no. football/rugby pitches (reference number: 17/01320/FUL).

28 March 2015 - Planning permission granted for the installation of floodlighting to 2 no. existing sports pitches (Training Pitch & Rugby Pitch) including associated works at Peffermill Playing Fields (reference number: 15/00693/FUL).

## **Main report**

---

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

The application proposes the development of a Sports village for the University of Edinburgh at Peffermill playing fields to accommodate redeveloped playing surfaces, the erection of a new sports centre building incorporating ancillary facilities and the erection of a new student accommodation building incorporating ancillary facilities.

### **3.2 Key Issues**

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

**a) The principle of the development is acceptable in this location;**

The site is designated as Green Belt and Open Space in the Edinburgh Local Development Plan (LDP).

The proposal will be required to provide a reasoned justification for allowing development within the Green Belt and on an area of Open Space.

As the development comprises an element of student accommodation, Policy Hou 8 is also relevant. This policy seeks to ensure that student housing developments are located appropriately in terms of access to university facilities by sustainable methods and to ensure that proposals do not lead to excessive concentrations of student accommodation in their locality.

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

The visual impact of the proposed development within the local context will be a key consideration.

The layout and design of the proposed development will be assessed in line with the requirements of LDP design policies.

A Design and Access statement and a Landscape Visual Impact Assessment (LVIA) should accompany the application,

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

The proposal should have regards to transport policies of the LDP and Edinburgh Street Design Guidance. Consideration should be given to the impact on traffic flows on local roads, access to public transport and improved pedestrian and cycle access.

Transport information will be required to support the application.

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

The Braid Burn runs through the site and is a designated Local Conservation Site. In addition, the entirety of the site to the south of the Braid Burn and a large part of the northern section form an Area of Importance for Flood Management.

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment, including:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Land and Visual Impact Assessment;
- Transport Information;
- Flood Risk Assessment and Surface Water Management Plan;
- Tree Survey;
- Archaeological Information.
- Sustainability Statement; and
- Phase 1 Habitat and Protected Species 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 (reference 19/01249/PAN) outlined two public exhibitions to be held on 24 April 2019 (from 17:30 - 20:00) at Cameron House Community Education Centre and 25 April 2019 (16:00 - 20:00) at Laurie Liddell Clubhouse, University of Edinburgh Playing Fields.

Craigmillar, Grange/Prestonfield and Gilmerton/Inch Community Councils, along with South Central and Portobello/Craigmillar Neighbourhood Partnerships were served notice on 14 March 2019. The local councillors for this area along with the MSP and MP were also served notice on 14 March 2019.

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

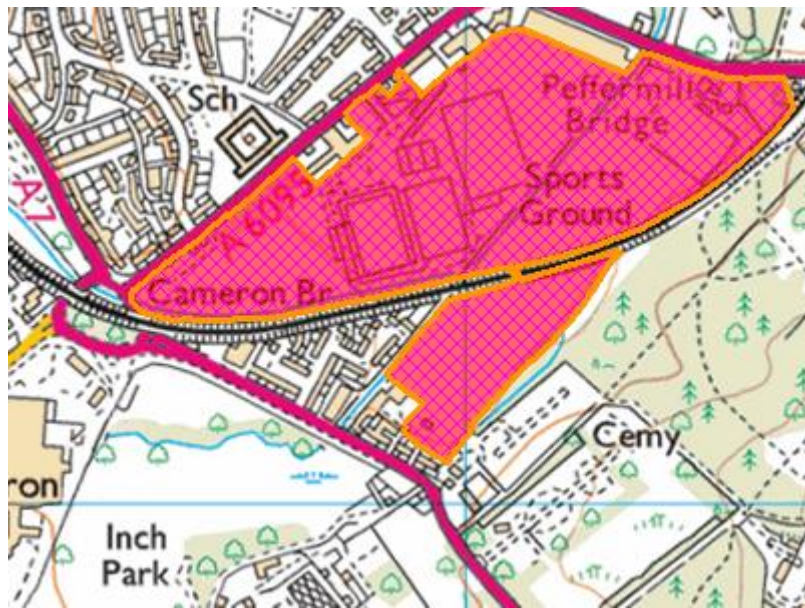
The City of Edinburgh Council

Contact: Alexander Gudgeon, Planning Officer

E-mail: [alexander.gudgeon@edinburgh.gov.uk](mailto:alexander.gudgeon@edinburgh.gov.uk) Tel: 0131 529 6126

## Location Plan

---



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