

Development Management Sub Committee

Wednesday 6 November 2019

Report for forthcoming application by

Edinburgh Airport Ltd. for Proposal of Application Notice

19/04534/PAN

**At Main Terminal, 1 Edinburgh Airport, Jubilee Road
Formation of a new airport access road from the east of the
terminal building at Edinburgh Airport to Gogar
Roundabout.**

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub Committee of a forthcoming application for planning permission for the development of a new access road linking Edinburgh Airport with the Gogar Roundabout.

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 23 September 2019.

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 proposal site is situated in west Edinburgh, approximately 10 km from Edinburgh City Centre.

The proposal site (79 hectares) is defined by Edinburgh Airport to the north and north west and the Edinburgh - Fife railway to the north east. The southern site edges are defined by the Gogar Burn, the Castle Gogar Estate, the Edinburgh Tram Depot, the Gogar roundabout and the A8 Glasgow Road dual carriageway.

The majority of the site area comprises operational land for Edinburgh Airport, this including the former 12/30 'Crosswind' runway which was decommissioned in 2018. The eastern part of the proposal site includes airport car parking, industrial units and various access roads associated with the operation of the airport. The site also includes the northern extents of the Edinburgh Tram Depot, Myreton Drive which provides access to the depot and an area of uncultivated land to the north west. Edinburgh Gateway Intermodal Station lies within the proposal site to the south east.

In terms of adjacent uses, the Airport and related uses, including the main passenger terminal and freight terminal, occupy the land to the north and west. Land identified for the Edinburgh International Business Gateway (mostly undeveloped with the exception of the Ingliston Park and Ride Site and Gogar Mains Farm) lies to the south of the Gogar Burn. The Castle Gogar estate which includes the Category A listed 17th Century castle, five detached dwellings and two stable renovations are located to the south east. The HSG19 LDP allocated housing site, lies immediately beyond the railway to the north east.

The proposal site lies substantially within airport boundary as defined in the LDP with the land designated as Special Economic Area.

The Gogar Burn which flows to the southern edges of the site is designated as Local Nature Conservation Area with Areas of Importance for Flood Management lying immediately adjacent. These partially extend into the proposal site in the vicinity of Castle Gogar Estate.

2.2 Site History

15 Mar 2016 - Proposal of Application Notice agreed for mixed use development incorporating Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage and Distribution), Class 7 (Hotel), Class 9 (Houses), Class 11 (Leisure), Student Accommodation (Sui Generis), landscaping, associated access and all ancillary development at site 100 Metres East Of 194 Glasgow Road Edinburgh. This partially relates to the southern extents of the proposal site. (Reference: - 16/00927/PAN)

Land to the south west

11 September 2019 - Application for Edinburgh International Business Gateway this comprising mixed use development including business + employment uses, hotels, residential and ancillary uses at land to the east of Eastfield Road. Application subject to call in by Scottish Ministers (Application reference: - 15/05580/PPP)

Land to the north east

30 Nov 2018 - Planning Permission in Principle granted for pedestrian and cycle bridge over railway with associated landscaping at land to south west of Meadowfield Farm, Turnhouse Road Edinburgh. This application partially extends into the red-line PAN boundary. (Application reference: - 18/07600/PPP)

26 September 2019 - Planning permission granted by Scottish Government Reporters for residential development, up to a maximum of 1,400 units including ancillary commercial, landscaping, access and services and all other ancillary development for land at Turnhouse Road (LDP allocated site HSG19) (Application reference: - 16/04783/PPP, DPEA reference:- PPA-230-2207)

Main report

3.1 Description of the Proposal

The proposal is for the development of a single carriageway access road which would link the main passenger terminal at Edinburgh Airport with the Gogar Roundabout - a distance of approximately 3 km. The proposed road would be fully accessible to general traffic.

The precise alignment for the route and connections to the public road network are not included at this stage.

3.2 Key Issues

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

a) The proposed road alignment and proposed use would be acceptable in principle having regard to the development plan and non-statutory guidance.

The Edinburgh Local Development Plan (LDP) identifies the majority of the site as Special Economic Area. Relevant considerations relating to the principle of the proposed use are set out in Local Plan Policy Emp 4 - Edinburgh Airport. This outlines that the development and enhancement of Edinburgh Airport will be supported within the airport boundary as defined on the Proposals Map. Proposals for ancillary services and facilities will only be permitted where it can be demonstrated that these have strong and direct functional links with the airport and are compatible with the operational requirements of the airport.

LDP Transport Proposal T9 outlines requirements for the Gogar Link Road, this required to support long term development in West Edinburgh. An indicative alignment and safeguard for this route crosses the southern part of the proposal site. The LDP Proposal connects Eastfield Road with the Gogar roundabout via the International Business Gateway, this lying out with the proposal site to the south of the Gogar Burn.

LDP Policy Tra 10 sets out requirements relating to new and existing roads. This states that planning permission which would prejudice the proposed new roads and road network improvements listed in LDP Table 9 and shown indicatively on the proposals map.

b) The proposal would address strategic transport considerations in west Edinburgh.

The Council commissioned a refresh to the original WETA (West Edinburgh Transport Appraisal) Study in 2016. Updated strategic transport modelling was prepared as part of this study, this assessing two travel demand scenarios including: a) demand model trip generation, and b) Transport Assessment trip generation and mode share.

The WETA Refresh Study was approved by the Council in December 2016. The various transport mitigation measures identified as part of the study subsequently informed the interventions identified in the LDP Action Programme and Supplementary Guidance.

The Finalised Supplementary Guidance; Developer Contributions and Infrastructure Delivery identifies a range of transport actions for West Edinburgh. This includes the Gogar Link Road proposal (Part 1 Single Carriageway, Part 2 Dual carriageway and Segregated Link Road Cycle Route).

The design proposals must seek to enhance connectivity particularly through active travel measures, these achieving effective integration with existing and proposed route networks.

The applicant will be expected to prepare a Transport Assessment as part of the application which fully accords with the strategic transport modelling and principles agreed as part of the WETA Refresh Study.

c) The proposal would achieve coordinated development within West Edinburgh, both committed and proposed.

National planning policy identifies the potential of the west Edinburgh area for nationally important economic development. The proposal site lies within an area which currently forms an operational part of Edinburgh Airport and lies adjacent to several strategic development sites including the International Business Gateway, RBS Gogarburn, proposed large scale housing development at Maybury, West Craigs and Cammo, the Royal Highland Showground, Edinburgh Park and South Gyle. The Edinburgh Gateway Intermodal Station, providing connections with tram and heavy rail services also lies to the south eastern corner of the proposal site.

LDP Proposal T9 identifies that the Gogar Link Road is required to support development in West Edinburgh. The application will need to be assessed to ensure that the objectives of this proposal are fully achieved.

The proposal will also need to address requirements of LDP Policy Des 2, Co-ordinated Development which seeks to ensure that development will not compromise the effective development of adjacent land or the comprehensive development of a wider area.

d) The design proposals will address requirements of relevant policy and guidance.

The design proposals for the routes will be expected to address requirements of the Scottish Government's Designing Streets Policy, the Edinburgh Street Design Guidance and other relevant technical guidance relating to highway design.

e) There are environmental factors that require consideration.

LDP Greenspace proposal GS7 identifies an enhancement and diversion of the Gogar Burn, with an indicative alignment crossing the site from south to north. This proposal seeks to reduce flood risk in west Edinburgh, improve water quality and enhance biodiversity. The implications for the delivery of this proposal will need to be fully understood as part of the application process, particularly to ensure that requirements of LDP Policy Env 21, Flood Protection are satisfactorily addressed.

f) There are other environmental considerations that require consideration.

This proposal constitutes EIA development and an Environmental Impact Report will need to accompany the application.

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents would need to be submitted:

- Pre-application Consultation Report
- Transport Assessment
- Planning Statement
- Design and Access Statement
- Flooding and Drainage Assessment, including Surface Water Management Plan
- Air Quality Assessment
- Noise Assessment
- Tree Survey
- Phase 1 Habitat and Protected Species Survey
- Landscape Strategy and detailed landscape design proposals
- Demolition and down-taking plan
- Desk Top Archaeology Report; and
- S1 Sustainability Statement Form

This list is not intended to be exhaustive and further information requirements may be identified during the course of pre-application discussions.

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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice 19/04534/PAN outlines arrangements for a series of formal public consultation events. These will comprise two manned public exhibitions to be held on the concourse/thoroughfare at Edinburgh Airport and the Gyle Shopping Centre in November 2019. The exact dates of the events are subject to venue availability, are yet to be confirmed.

These events will include exhibition boards, with consultation leaflets providing details of a dedicated consultation website. Members of the project team will also be in attendance. In addition, information boards will be placed at Edinburgh Gateway, South Gyle and Edinburgh Park train stations. Consultation leaflets will be distributed to neighbouring properties and posters will be displayed on local noticeboards.

Ratho and District, Cramond and Barnton and Corstorphine Community Councils have been issued with a copy of the Planning Application Notice. Local Ward Councillors for Almond, Pentland Hills, Corstorphine/Murrayfield and Drumbrae/Gyle have also been notified. The application proposes to discuss the proposals with Corstorphine Community Council and Ratho and District Community Council, as well as local ward Councillors, in advance of the submission of the planning application.

The results of the community consultation will be submitted 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](#)

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Location Plan



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