

Development Management Sub Committee

Wednesday 19 February 2020

Report for forthcoming application by

**Cala Management Ltd. for Proposal of Application Notice
19/06079/PAN.**

**At Land Bounded By M90, Springfield Lea, Place ,Terrace
and Bo'Ness Road, Echline, South Queensferry
Residential Development and Associated Works including
formation of Vehicular and Pedestrian Access, SUDS
Infrastructure Provision and Hard and Soft Landscaping.**

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming full planning application for a residential development on LDP site HSG1, Springfield, Queensferry.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants have submitted a Proposal of Application Notice (19/06079/PAN) on 18 December 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 LDP site (13 hectares) lies on the western edge of Queensferry, between existing housing at Springfield and the new approach road to Queensferry Crossing (M90). The B924 Bo'ness Road and A904 Builyeon Road are situated to the south, these connect with a new road junction to the M90 and the Queensferry Crossing. Society Road, Port Edgar and the Firth of Forth are situated to the north.

The development site forms a smaller part of the LDP allocation (7.25 hectares) and mainly comprises grassland with earth bunding to the west and various landscaping measures recently implemented by Transport Scotland as part of the Queensferry Crossing. A balancing pond in the northern part of the site and new access tracks/cycle paths to the western and northern site edges were also installed. A number of informal paths currently intersect the site.

The topography generally falls from south to north, sloping sharply at the northern end of the site towards the Firth of Forth. Large parts of the site afford views to the new Queensferry Crossing, the Forth Road Bridge and Forth Bridge UNESCO site.

The existing housing to the east and south east mainly comprises two storey suburban housing developed from 1970's-1990's. Queensferry town centre is located around 1km to the north east, with Dalmeny Station and Queensferry High School lying around 2km to the east.

2.2 Site History

12 November 2013 - Planning Permission granted for construction of an access track, footway and cycle links between the A904 and the South Abutment of the Queensferry Crossing (revision to principal work items under the Forth Crossing Act 2011) (application reference: 13/03538/FUL).

Neighbouring Sites

21 February 2019 - Development Management Sub-committee minded to grant Planning in Permission for Residential (700-980 units), Primary School and Class 4 business uses for land at Builyeon Road to the south east (LDP Housing Proposal HSG32) (application reference: 16/01797/PPP).

Main report

3.1 Description of the Proposal

The forthcoming application will be for full planning permission for the development of part of the LDP site. The application is for a residential development with a vehicular and pedestrian access, SUDS infrastructure provision, hard and soft landscaping.

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 application site is identified in the Edinburgh Local Development Plan as part of HSG1. The LDP indicates the 13 hectare site has an estimated capacity of 150 units. This application relates to a development on a smaller part of the site, comprising 7.25 hectares.

The LDP states that proposals should include playing fields, changing facilities, amenity open space and a link road from Bo'ness Road to Society Road should be explored.

b) The design, scale and layout are acceptable;

The proposal will be submitted as a full planning application and will be considered against LDP policies and the Edinburgh Design Guidance. The proposal was presented to the Edinburgh Urban Design Panel on 30 October 2019.

A Design and Access Statement will be required to accompany the application.

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

The proposal will have to consider current transport policies of the LDP, the Edinburgh Design Guidance and Edinburgh Streets Design Guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport.

A Transport Statement will be required to accompany the application.

The site lies within the Queensferry Contribution Zone.

d) There are any other environmental factors that require consideration.

A Screening Opinion has been issued to the applicant which confirms that an Environmental Impact Assessment is not required for this proposal.

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

- Pre-application consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Assessment;
- Archaeology Report;
- Landscaping Plan and associated Phasing Plan;
- Landscape and Visual Impact Assessment;
- Flood Risk Assessment and Surface Water Management Plan;
- Site Investigation Report;
- Habitat and Species Survey;
- Air Quality Impact Assessment;
- Noise Impact Assessment and
- Sustainability Statement.

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 (application reference: 19/06079/PAN) outlined a public exhibition to be held on 24 and 25 January at Echline Primary School. A statutory press notice will also be placed in the Linlithgow Gazette and Edinburgh Evening News no later than 17 January. Leaflets are proposed to be issued to neighbouring properties during the week commencing 13 January.

The applicant has already met with Queensferry and District Community Council to discuss and agree the consultation strategy. The Community Council will publicise the event through their website and social media channels.

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](#)

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PLACE

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Location Plan



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