

Development Management Sub Committee

Wednesday 4 August 2021

Report for forthcoming application by

CALA Management Ltd. for Proposal of Application Notice

21/03334/PAN

at Land North of, Newmills Road, Currie/Balerno.

Mixed use development including houses (Class 9), flats (Sui Generis), care home (Class 8), retail (Class 1), commercial (Classes 2, 3 and sui generis), business (Class 4), education and community facilities (Class 10), mobility hub, open space and landscaping, access and all associated infrastructure.

Item number

Report number

Wards

B02 - Pentland Hills

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for 'Mixed use development including houses (Class 9), flats (Sui Generis), care home (Class 8), retail (Class 1), commercial (Classes 2, 3 and sui generis), business (Class 4), education and community facilities (Class 10), mobility hub, open space and landscaping, access and all associated infrastructure'.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice on 11 June 2021 (reference: 21/03334/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 proposed site is an elongated area of agricultural and wooded land that runs along the northern edge of Currievale Drive, which forms the existing settlement edge of Currie.

Long Dalmahoy Road and the Glasgow to Edinburgh railway line are located to the north, and Baberton settlement edge is located to the east.

Newmills Road runs through the site in a north to south direction.

The land is designated as Green Belt and an Area of Importance for Flood Management in the Edinburgh Local Development Plan.

The site includes a strip of land that runs alongside Somerville Road which is designated as Greenspace Proposal (GS1-11): Newmills Park in the LDP.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description of the Proposal

The proposal is a mixed use development including houses (Class 9), flats (Sui Generis), care home (Class 8), retail (Class 1), commercial (Classes 2, 3 and sui generis), business (Class 4), education and community facilities (Class 10), mobility hub, open space and landscaping, access and all associated infrastructure.

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 located within the Green Belt as identified on the Local Development Plan (LDP) Proposals Map. The site also includes land designated as Greenspace Proposal (GS1-11): Newmills Park in the LDP.

The site must be assessed against all relevant policies within the LDP including LDP Policy Env 10 (Development in the Green Belt and Countryside). The Council's non-statutory planning guidance such as the Council's 'Guidance for Development in the Countryside and Green Belt' will also need to be considered by the applicant.

The proposal must comply with LDP Policy Hou 1 (Housing Development) which provides criteria for assessing whether greenfield/greenbelt housing proposals are acceptable.

The proposed retail and commercial uses on site must comply with the relevant policies within the LDP.

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 applicant will be required to comply with all relevant design policies within the LDP as well as non-statutory guidance where applicable (e.g., Edinburgh Design Guidance).

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

An assessment on amenity of neighbouring and future occupiers, as required by LDP Policy Des 5 (Development Design - Amenity). This will include the requirement for greenspace provision, in accordance with LDP Policy Hou 3 and a Noise Impact Assessment should be submitted as part of the application.

c) access arrangements are acceptable in terms of road safety and transport accessibility.

LDP transport policies will apply to the proposal. The applicant will be required to provide transport information including a travel plan and demonstrate how the proposal complies with parking standards including service arrangements and cycle parking provision.

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

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.

The site is designated as an Area of Importance for Flood Management in the Local Development Plan and a Flood Risk Assessment should be submitted.

In order to support the application, the following documents will be submitted:

- Pre-Application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Townscape and Visual Impact Assessment;
- Sustainability Form S1;
- Daylight, Privacy and Overshadowing Information;

- Transport Assessment;
- Waste Management Information and Servicing Strategy;;
- Ground investigations/Site investigations;
- Flood Risk Assessment, Drainage Information and Surface Water Management Plan.
- Noise Impact Assessment;
- Air Quality Impact Assessment; and
- Landscape Management and Maintenance Plan and
- Protected Species/Ecology Information.

As the application will fall under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Planning Authority is therefore required, by law, to undertake screening to determine whether an Environmental Impact Assessment is required.

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 outlined arrangements for a formal public event, involving an online exhibition and a 'live and interactive' consultation event to be held on the 22 June 2021 between 3.00 and 7.00 pm. During the event, representatives of the applicant and their consultants will be available to answer questions via a live chat facility.

A Public Notice advertising the event will be displayed in the Edinburgh Evening News on the 15 June 2021. In terms of additional publicity, leaflets advertising the event will be sent to 2,300 homes in the local area.

A copy of the PAN has been sent to all relevant parties on 11 June 2021 including: Currie Community Council, local ward councillors, constituency MP and MSP and the South-West Locality Office. Given their proximity to the site Balerno, Juniper Green and Ratho & District Community Councils were also notified of the PAN submission.

Background reading/external references

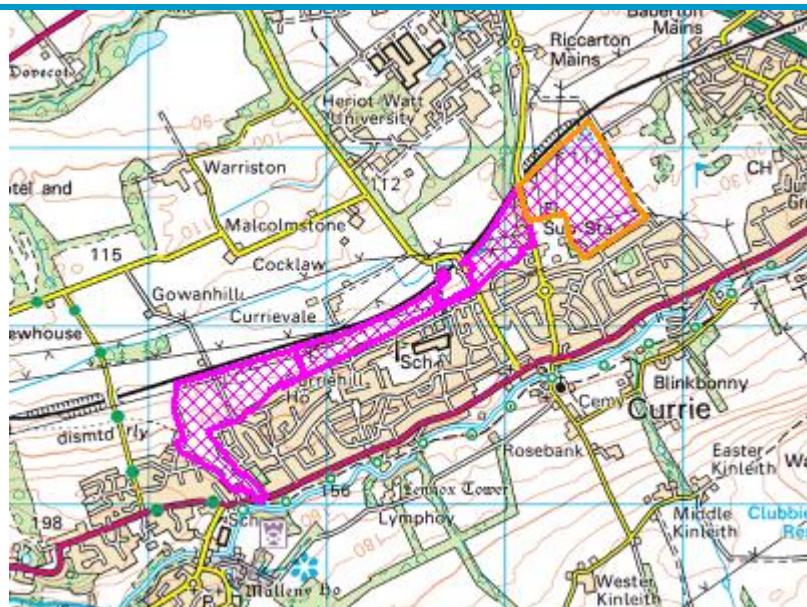
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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Location Plan



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