

Development Management Sub Committee

Wednesday 29 June 2022

Report for forthcoming application by

West Town Edinburgh Ltd. for Proposal of Application Notice

22/01625/PAN

at land 500 metres North East of Ingliston Park and Ride, 2 Eastfield Road, Edinburgh.

Relates to PPP for new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm.

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 in principle for major residential-led mixed-use development and associated supporting infrastructures at land 500 metres northeast of Ingliston Park and Ride 2, Eastfield Road, Edinburgh.

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice on 28 March 2022.

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 West Town Edinburgh development site occupies 205-acres of land between Ingliston and Gogar to the north of the A8 dual carriageway. This area is contained by Eastfield Road to the west and the National Rail line to South Queensferry to the east. Edinburgh Airport occupies much of the land to the north of the site. Glasgow Road bounds the south of the site. The site's topography is relatively flat with some localised areas where site level differences are more noticeable.

The site is predominantly agricultural in nature, with the lands to the northeast forming part of a decommissioned airport runway and airport land. The site contains few built or natural features however the Edinburgh Tram line, including a future tram stop location, runs through the site and other existing features either within the site or at its boundaries include the Gogar Burn, the Edinburgh Tram depot, residential properties at Castle Gogar and trees in some areas.

2.2 Site History

All of the applications cited below relate entirely or in part to land associated with the application site:

21 August 2000 - Planning permission refused to erect hotel with conference facilities. Appeal subsequently dismissed. (Application reference: 00/01588/FUL).

02 June 2004 - Planning permission granted for Park and Ride facility comprising car park, terminus building and dedicated bus access (application reference: 04/00362/CEC).

05 October 2007 - Application withdrawn for hotel incorporating conference and leisure facilities, car parking and associated landscaping (application reference: 01/01769/OUT).

26 June 2008 - Prior approval was granted for the 'erection of culverts, earthworks, OLE posts for the Edinburgh Tram Network' at land adjacent to Eastfield Road, Edinburgh (application reference: 08/02317/PA).

29 August 2013 - Proposal of Application Notice submitted for 'International Business Gateway Edinburgh, Phase 1: comprising development of new buildings to provide mixed use development including business and employment uses (class 4), (class 6); hotels (class 7) and ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3), residential institutions (class 8), residential (class 9), non-residential institutions (class 10), assembly and leisure (class 11), sui generis flatted development and other related associated works including car parking, servicing, access arrangements and public realm' at land 500 Metres North East Of Ingliston Park And Ride 2, Eastfield Road, Edinburgh (application reference: 13/03146/PAN);

03 February 2015 - Proposal of Application Notice submitted for 'International Business Gateway, Edinburgh Phase 2; comprising development of new buildings to provide mixed use development including business and employment uses (Class 4), hotel(s) (Class 7), residential (Class 9), non-residential institution uses/education campus (Class 10), and ancillary uses including retail (Class 1), financial and professional services (Class 2), food and drink (Class 3), residential institutions (Class 8), assembly and leisure (Class 11), sui generis flatted development and other related infrastructure and associated works including car parking, servicing, access arrangements and public realm' at land 500 metres North East Of Ingliston Park And Ride 2 Eastfield Road, Edinburgh (application reference;- 15/00225/PAN).

07 December 2015 - An application for planning permission in principle was submitted for 'Mixed use development inc. business + employment uses (class 4); hotels (class 7) + ancillary uses including retail (Class 1), financial + professional services (Class 2), food + drink (Class 3), residential (Class 9), non-residential institutions (Class 10), assembly + leisure (Class 11), sui generis flatted development; associated works inc. car parking, servicing, access + public realm' at land 160 Metres North Of 2 Eastfield Road Edinburgh (application reference: 15/05580/PPP). On 12 June 2019 the Council notified the Scottish Ministers of its intention to grant planning permission in principle. Scottish Ministers required that the application be referred to them for their direct determination. The application is not yet determined.

15 March 2016 - A Proposal of Application Notice was submitted 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 a site 100 Metres East Of 194 Glasgow Road Edinburgh (application reference: 16/00927/PAN).

09 October 2019 - A Proposal of Application Notice was submitted for the 'formation of a new airport access road from the east of the terminal building at Edinburgh Airport to Gogar Roundabout' at Main Terminal 1 Edinburgh Airport, Jubilee Road, Edinburgh, EH12 9DN (application reference: 19/04534/PAN).

06 August 2020 - An application for planning permission in principle is pending consideration for 'Mixed use development including business and employment uses (use classes 4, 5 and 6); residential (class 9) and sui generis flatted development (including affordable and student accommodation); hotels (class 7); ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3 and sui generis), non-residential institutions (class 10), assembly and leisure (class 11); and associated works including car parking, servicing, access and public realm at Land to South West Of Meadowfield Farm, Turnhouse Road (application reference: 20/03219/PPP). The application is currently subject to an appeal that has been recalled by Scottish Ministers for their direct determination.

31 March 2021 - Planning permission refused for the formation of a new access road and active travel route from the east of terminal building to Gogar Roundabout. (Application reference: 21/00217/FUL). The application is currently subject to an appeal that has been recalled by Scottish Ministers for their direct determination.

05 May 2021 - A Proposal of Application Notice was submitted for 'Mixed use development incorporating class 4 (business), class 5 (general industrial), class 6 (storage or distribution), class 9 (houses), flatted development (sui generis), active travel routes, landscaping, access, and associated ancillary development' at a site 100 Metres East Of 194 Glasgow Road Edinburgh (application reference: 21/01364/PAN).

28 May 2021 - An application for planning permission in principle is pending consideration for a 'proposed Gogar Link Road and active travel route' at a site 100 Metres East Of 194 Glasgow Road Edinburgh (application reference: 21/02941/PPP).

13 April 2022 - A Proposal of Application Notice was submitted for development that 'relates to Phase 1 of new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm' at Land 500 metres north east of Ingliston Park and Ride 2, Eastfield Road, Edinburgh (application reference 22/01626/PAN). The proposal of application notice relates to an envisaged first phase of the development identified in this report.

Main report

3.1 Description of the Proposal

The proposals will be for Planning Permission in Principle for the development of the following description:

'Proposed new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses (which could include public house, hot food take-away, launderette & taxi business) and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm'.

Detailed information relating to master planning and site layout, the extent of the uses proposed, access and other matters is not submitted at this stage.

3.2 Key Issues

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

a) The land use would be acceptable in principle having regard to the development plan:-

The proposal is for a residential-led mixed use development and supporting infrastructures.

The site is identified as being within the urban area as identified by the Edinburgh Local Development Plan (LDP). The site also lies within areas designated in the LDP as an International Business Gateway (IBG) and Edinburgh Airport. As such LDP policies Emp 4 (Edinburgh Airport) and Emp 6 (International Business Gateway) apply; any application for this site must demonstrate how it meets the requirements that are set out in the LDP for these areas.

Policy Emp 4 Edinburgh Airport states that development and enhancement of Edinburgh Airport will be supported within the airport boundary defined on the Proposals Map. Proposals for ancillary services and facilities will only be permitted where it is demonstrated these have strong and functional and location links with the airport and are compatible with the operational requirements of the airport.

Policy Emp 6 International Business Gateway states the following uses are supported in principle:

- International business development (as described in paragraph 212):-
- Hotel and conference facilities:-
- Uses ancillary to international business development, such as child nursery facilities, restaurants and health and sports clubs; and
- Housing as a component of a business - led mixed use proposal subject to further consideration through the master plan process, appropriate infrastructure provision and where consistent with the objectives of the National Planning Framework 3.

The West Edinburgh Strategic Development Framework (WESDF) establishes a vision for West Edinburgh, articulating LDP objectives and providing strategic design principles for specific development proposals including the expansion of Edinburgh Airport and the International Business Gateway. Strategic design principles are also established in relation to landscape and public realm, buildings, movement, and infrastructure. Any future application must accord with the WESDF and other relevant local development plan policies.

Other notable LDP considerations that will need to be addressed as part of any future application at this site include: the Road Safeguard Improvement T9 (Gogar Link Road) which is shown in the LDP proposals map to be within the site boundary; Road Safeguard Improvement T12 (Improvements to Gogar Roundabout) which is partially located in the site boundary; the Existing Tram Route T1; the IBG Open Space Greenspace Proposal GS6; and the Greenspace Proposal Diversion of Gogar Burn GS7. The Gogar Burn Local Nature Conservation Site is partially located within the site boundary and must be considered in the context of LDP policy Env 15 (Sites of Local Importance). The LDP proposals map also shows that Areas of Importance for Flood Management are located in the site, and these must be considered in the context of LDP policy Env 21 (Flood Protection).

The Town and Country Planning (Notification of Major Applications) (Housing proposals within West Edinburgh) Direction 2016 remains in force and the determination of any future planning application that includes major housing development may need to be notified to Scottish Ministers.

The LDP is now over five years old, therefore should the applicant submit a full planning application prior the adoption of City Plan 2030, consideration would also need to be given to the 13 principles of sustainable development that are outlined in Scottish Planning Policy.

b) The design and layout are acceptable and accord with the development plan and the West Edinburgh Strategic Design Framework: -

The proposal will be considered against the LDP's design policies, the Edinburgh Design Guidance, and the WESDF. Development Principles for the IBG must be addressed in any future application and other important considerations will include phasing, and integration with surrounding land uses in relation to other parts of the IBG and neighbouring land.

Other matters including constraints and opportunities presented by existing trees, landscaping, the Gogar Burn, heritage assets, and nearby infrastructure including the A8, Eastfield Road, and operational airport land will be important design considerations. The amount of space dedicated to each of the land uses that the applicant proposes as part of any application will need to address a wide variety of LDP policies and the Edinburgh Design Guidance.

Some of the key design considerations will include: -

- The creation of place and appropriate design response to the scale of proposed development.
- Delivery of a development quality befitting a city gateway.
- A master planned and phased development which creates a cohesive place.
- Co-ordination and delivery of required supporting infrastructure in this part of the city to support growth.
- A balance of uses and spaces which create an attractive environment.
- The height of development and assessment of key views out with and within the site.
- Provision of strategic open space and landscaping to support the mix and extent of development proposed.
- Sustainability and climate change.

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

The applicant will be required to provide transport information that demonstrates how the proposal prioritises active travel and is aligned with the City's movement strategy for this growing part of the city. The Council's parking standards, including service arrangements and cycle parking provision must also be considered.

Detailed information will be required on the impact on traffic flow on local roads, and access to public transport which includes nearby bus routes, nearby and future tram stops, and the Edinburgh Gateway train station in this area. In addition to the LDP, the application must demonstrate how the proposal can comply with the Edinburgh Design Guidance and the Edinburgh Street Design Guidance. Linkage to the existing urban area should be an early priority. The applicants will also be expected to demonstrate compliance with Section 149 of the Equalities Act 2010 and the consideration of human rights.

d) The proposal has acceptable effects on infrastructure:-

The application will be required to consider impacts on infrastructures in accordance with LDP policy Del 1 (Developer Contributions - Infrastructure and Delivery).

e) 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. In order to support the application, it is anticipated the following documents will be submitted:

- Pre-Application Consultation report.
- Planning Statement.
- Design and Access Statement.
- Site masterplan to include proposed quantum of uses, access routes, block structure, open spaces, building heights and form. The design and infrastructure relationship with the surrounding IBG area must be demonstrated.
- Transport Assessment.
- Landscape and visual impact assessment (LVIA).
- Landscape masterplan and strategy.
- Flood Risk Assessment, Drainage Strategy and Surface Water Management Plan.
- Ecological Impact Assessment and any subsequent surveys and mitigation.
- Archaeological and heritage information.
- Daylight and Sunlight Assessment.
- Noise Impact Assessment.
- Air Quality information.
- Site investigation / Contamination information.
- Sustainability S1 Form and sustainability information.
- Tree Survey and resulting protection and/or mitigation measures

The above is not an exhaustive list and other supporting details or assessments may be identified prior to the application being submitted or during the application assessment stage.

Environmental Impact Assessment

The proposal and site will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, 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

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

In light of the ongoing Covid-19 situation, Scottish Government guidance on pre-application consultation makes provision for public consultation to be carried out without the need for a face-to-face public event.

Following receipt of the proposal of application notice (PAN) the applicant gave details of an online virtual exhibition with the opportunity for discussion with the applicant's project team on 12 May 2022 between 3pm and 7pm, with further opportunity to submit comments by returning an online questionnaire by 03 June 2022.

The applicant notes in the PAN application that Ratho and District Community Council, Corstorphine Community Council, Kirkliston Community Council, and Cramond & Barnton Community Council have received notification of the PAN. The following local ward councillors were notified on 28 March 2022: Councillor Graham Hutchison, Councillor Kevin Lang, Councillor Norman Work, and Councillor Louise Young.

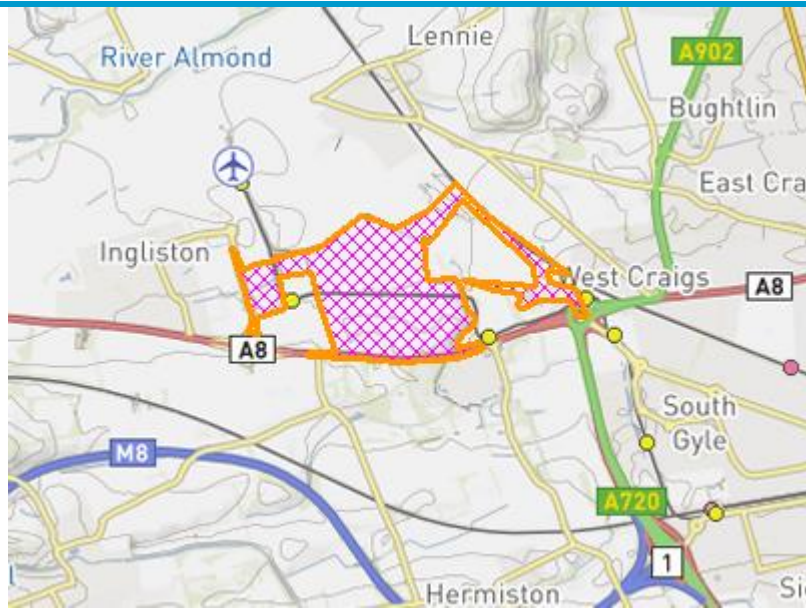
Background reading/external references

- 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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