

Development Management Sub Committee

Wednesday 22 January 2020

**Report for forthcoming application by JS and R Mitchell
for Proposal of Application Notice**

19/05205/PAN

**At Land beside Ravelrig Road, Edinburgh,
Proposed residential development with associated
landscaping and infrastructure works.**

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 'Proposed residential development with associated landscaping and infrastructure works'.

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 30th October 2019 (reference: 19/05205/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 application site is situated to the north of Lanark Road West with Ravelrig Road running through the site. The land broadly slopes down towards the north and is currently used as arable farming land. The site falls within the Green Belt, as designated within the local development plan.

The southern site boundary abuts an existing residential development which fronts the A70, Lanark Road West, to the south. This is generally late 20th century, predominantly two storey, detached houses.

The eastern boundary abuts a housing site which is situated to the west of Newmills Road; a residential development characterised by a mix of two storey and single storey detached dwelling houses.

North of the site lies the railway line and a landscape of primarily arable farmland. The western site boundary comprises a dense area of mature woodland covering the western end of Ravelrig Hill.

Within the locality is 550 Lanark Road West, Northfield, a Category B listed building (historic reference number 27076, listing date: 30 January 1981) and a designated Designed Landscape. Both Ravelrig Hill and Dalmahoy Hill are located within a designated site of importance for nature conservation, the boundary of which forms the western most edge of the application site.

2.2 Site History

There is no relevant site history in relation to the site.

Main report

3.1 Description of the Proposal

An application for planning permission in principle will be submitted for 'Proposed residential development with associated landscaping and infrastructure works'. No other details have been submitted.

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) Map.

The site must be assessed against all relevant policies within the LDP including policy Env 10 (Development in the Green Belt and Countryside). Supplementary 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.

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 supplementary guidance where applicable (e.g. Edinburgh Design Guidance). A design and access statement will be required to support the application as well as a daylight, overshadowing and privacy assessment for both the proposal and neighbouring properties.

c) Access arrangements are acceptable in terms of road safety and public 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. An Environmental Impact Assessment will be required to consider the potential impacts of the proposed development.

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

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Analysis of Protected Views
- Sustainability Form S1;
- Daylight, privacy and overshadowing information;
- Transport Statement;
- Waste management information;
- Protected species information/extended phase 1 survey;

- Ground investigations/Site investigations;
- Flooding risk and drainage information;
- Noise/air quality information; and
- Surface Water Management Plan.

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 applicant's Proposal of Application Notice noted that a public exhibition was held at Balerno Bowling Club, 5 Ladycroft, Balerno, EH14 7AG on 20th November 2019 from 2pm - 7pm. A public notice was placed in the Edinburgh Evening News at least seven days prior to the event and the applicant advertised the event locally by using posters in public buildings.

The applicant has confirmed that Balerno Community Council, Currie Community Council, Pentland Hills Ward councillors received a copy of the Proposal of Application Notice on 29th October 2019.

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

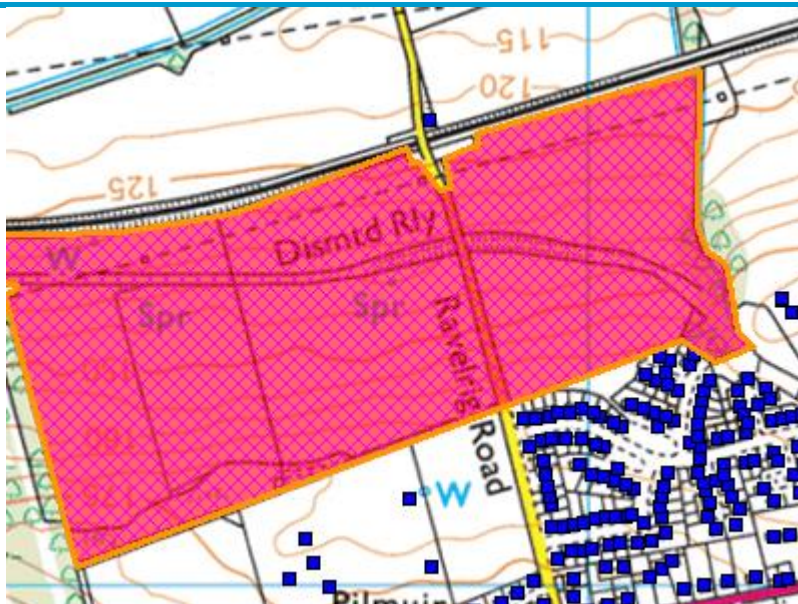
PLACE

The City of Edinburgh Council

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Location Plan



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