

Development Management Sub Committee

Wednesday 16 December 2020

Report for forthcoming application by

**Barratt & David Wilson Homes & Trustees Of The Catcherlaw
for Proposal of Application Notice**

20/04554/PAN

**At Land 200 Metres South Of 4, Mortonhall Park Gardens,
Edinburgh**

**Residential and commercial development with associated
roads, landscaping and open space.**

Item number

Report number

Wards

B16 - Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for Planning Permission in Principle for a residential and commercial development with associated roads, landscaping and open space on agricultural land bounded to the north and east by Frogston Road East and Broomhills Road.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 (as amended), a Proposal of Application Notice was submitted on the 21 October 2020.

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 site is comprised of broadly level agricultural land and extends to 24 hectares approximately. It is bounded by Frogston Road East to the north, Broomhills Road to the east and farmland and field tracks to the south and west. An overhead power line runs across the site in a southeast to northwest direction and trees safeguarded by a Tree Protection Order line the north and west boundaries.

An area of housing and the Mortonhall Garden Centre occupy land on the northern side of Frogston Road East. Broomhills Cottages and a residential development approved under 14/04860/FUL lie to the east and the Burdiehouse Burn and City of Edinburgh Bypass sit to the south. Broomhills Farm and the Gracemount Gym are immediately outwith the site to the southeast and northwest respectively.

The site is located in the Green Belt. An Area of Importance for Flood Management extends into the southwest of the site and continues along the Burdiehouse Burn. The Braids, Liberton and Mortonhall Special Landscape Area is located to the west and north outwith the site. Local Nature Conservation Sites apply to land adjacent to the Mortonhall Garden Centre and Burdiehouse Burn.

2.2 Site History

17 September 2019 - Pre-application Consultation Approved in respect of an application for Planning Permission in Principle for a residential-led development with associated roads, landscaping and open space (application reference: 19/04172/PAN)

13 July 2020 - Environmental Impact Assessment Not Required in respect of a request for Screening Opinion for a proposed Residential and Commercial Development with Associated Roads, Landscaping and Open Space (application reference: 20/02662/SCR)

Relevant History to Neighbouring Sites

12 May 2017 - Planning Permission Granted for a residential development (633 units) (with small scale commercial units) with associated roads, footpaths, parking, landscaping and open space plus site for new Primary School on land 296 metres south of 17 Frogston Road East (application reference: 14/04860/FUL)

22 February 2019 - Planning Permission Granted for a new build primary school and early years centre. The proposal will incorporate space for 462 primary school pupils and 80 nursery pupils on land to the south of Frogston Road East (application reference: 18/08609/FUL)

28 July 2020 - Pre-application Consultation Approved in respect of a proposed renewable energy development comprising solar panels/photovoltaics, battery storage, flexible gas generation and associated infrastructure on land to the west of the Kaimes Substation (application reference: 20/02823/PAN)

Main report

3.1 Description Of The Proposal

The development will comprise a residential and commercial development with associated roads, landscaping and open space. No further details have been provided at this time.

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 in the Green Belt as identified by the Local Development Plan (LDP) and an Area of Importance for Flood Management in part. The nature, in terms of Use Class, and extent of the commercial element to the proposal is not known at this time. A robust justification for development will be required.

b) the design, scale and layout are acceptable with the character of the area

The proposal will be considered against the provisions of the LDP design policies and the Edinburgh Design Guidance.

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 parking standards, including service arrangements and cycle parking provision. Information is also needed on the impact on traffic flow on local roads and access to public transport.

d) there are any other environmental factors that require consideration

The proposal and site have been screened against the criteria set out in Schedule 3 of Environmental Impact Assessment (Scotland) Regulations 2017 (application reference: 20/02662/SCR). An Environmental Impact Assessment is not required.

Notwithstanding the above, consideration must be given to how the site can be developed without adverse effect on the environment and shall include impact on an Area of Importance for Flood Management, the Special Landscape Area and the two Local Nature Conservation Sites.

It is anticipated that the following supporting documentation will be submitted:

- Air Quality Impact Assessment;
- Archaeology Statement;
- Design and Access Statement;
- Flood Risk Assessment and Surface Water Management Plan;
- Landscape and Visual Impact Appraisal;
- Noise Impact Assessment;
- Phase 1 Site Investigation Report;
- Phase 1 Habitat and Protected Species Survey;
- Planning Statement;
- Pre-Application Consultation report;
- Sustainability Statement; and
- Transport 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

There is no pre-application process history.

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 non face to face public events. The Proposal of Application Notice signposted a website

(www.holderplanning.com/frogston-road-east) where members of the public could view the proposal and submit comments to the applicant until the 23 December 2020. The website is also to host an interactive question and answer session between 1.30pm and 3.30pm and 5:00pm to 7:30pm on the 25 November 2020. The results of this consultation will be submitted with the future planning application as a Pre-application Consultation Report.

Liberton and District Community Council, Gilmerton / Inch Community Council, Councillor Cameron, Councillor Howie, Councillor MacInnes, Councillor Smith and Ian Murray MP received a copy of the Proposal of Application Notice. An advert is to be published in the Edinburgh Evening News on the 17 November 2020 and flyers will be delivered to and displayed in properties and premises local to the area.

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

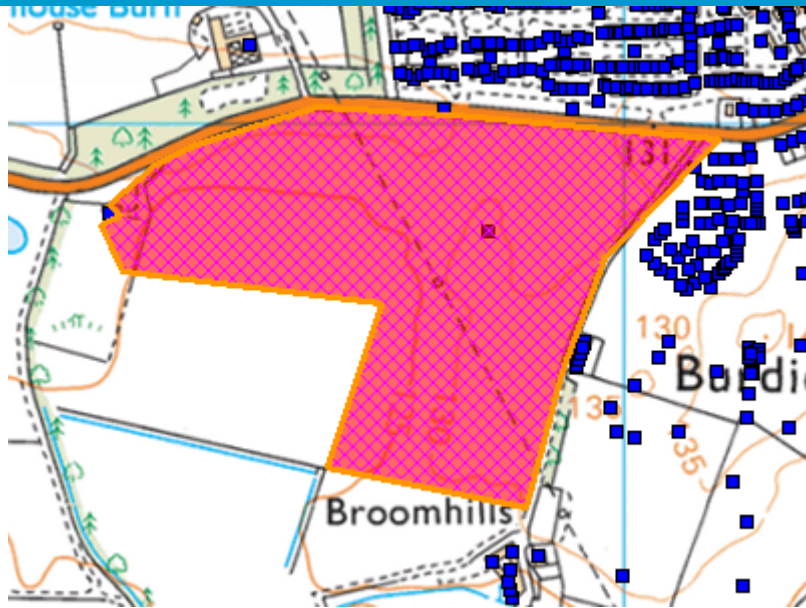
PLACE

The City of Edinburgh Council

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Location Plan



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