

# Development Management Sub Committee

**Wednesday 10 November 2021**

**Report for forthcoming application by**

**Tarmac for Proposal of Application Notice**

**21/05023/PAN**

**at Land 60 Metres South of 69, Baird Road, Ratho.  
Proposed mixed use development comprising mixed residential housing, private and affordable dwellings, retirement living apartments, care home, community hub including retail/village, hall/library and tourism lodges.**

**Item number**

**Report number**

**Wards**

B02 - Pentland Hills

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission at a Land 60 Metres South of 69, Baird Road, Ratho for a mixed use development comprising mixed residential housing, private and affordable dwellings, retirement living apartments, care home, community hub including retail/village hall/library and tourism lodges.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, (as amended), the applicant submitted a Proposal of Application Notice (21/05023/PAN) on 23 September 2021.

## Links

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## Recommendations

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1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## Background

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### 2.1 Site description

The proposed site is an elongated area of agricultural and wooded land that runs along the northern edge of Ratho Village. The site which is approximately 32 hectares in area and extends from Braid Road in the east to the Edinburgh International Climbing Area to the west. To the north there is an embankment and the M8 and M9 spur. To the south east is the existing village of Ratho with the Union Canal forming a physical barrier between the existing village and the majority of the proposed development site.

The site is covered by a number of designations within the Edinburgh Local Development Plan (LDP). These are:

- Countryside Policy Area
- Special Landscape Area (approximately 50% of the site area) and
- Local Nature Conservation Area Site (towards southern end of the site).

The Ratho Conservation Area is located to the south east of the site. Greenbelt land is located to the east of the site.

This application site is located within the Ratho Conservation Area.

### 2.2 Site History

There is no relevant planning history for this site.

## Main report

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### 3.1 Description of the Proposal

Proposed mixed use development comprising mixed residential housing, private and affordable dwellings, retirement living apartments, care home, community hub including retail/village hall/library and tourism lodges.

### 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 countryside as identified on the Local Development Plan (LDP) Proposals Map. The site also includes land designations for Special Landscape Area and Local Conservation Area.

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/countryside housing proposals are acceptable.

The proposed retail and commercial uses including the tourism lodges 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 of the impacts on amenity of neighbouring and future occupiers, as set out in LDP Policy Des 5 (Development Design - Amenity) is also required. This will include the requirement for greenspace provision, in accordance with LDP Policy Hou 3 (Private Greenspace in Housing Development) 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 will need to 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.

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;
- Retail Impact Information;
- Air Quality Impact Assessment;
- 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**

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4.1 The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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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**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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### **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 1 December 2021 between 6.00 p.m. and 8.00 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 week commencing 8 November 2021.

A copy of the PAN has been sent to all relevant parties on 24 September 2021 including: Ratho and District Council and local ward councillors.

## **Background reading/external references**

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- 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](#)

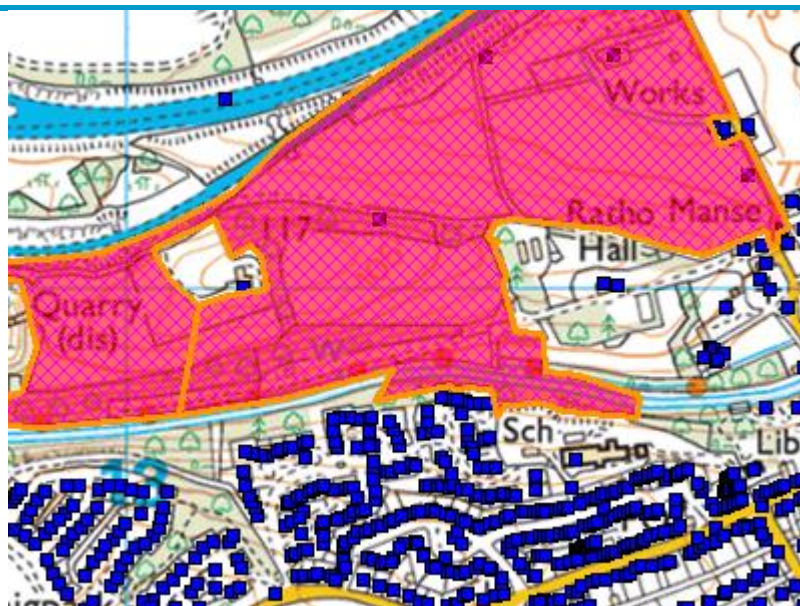
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## **Location Plan**

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