

# Development Management Sub Committee

**Wednesday 17 August 2022**

**Report for forthcoming application by**

**Taylor Wimpey for Proposal of Application Notice**

**22/03205/PAN**

**at land 222 metres northwest of Ashley Cottage 29,  
Freelands Road, Ratho.**

**Mixed use development including houses (class 9), retail (class1) commercial uses (class 2, 3 and Sui Generis), business (class 4), community facilities (class10 and Sui Generis), cemetery extension (sui generis), open space, landscape, access and associated infrastructure.**

**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 full planning permission in relation to a mixed use development including houses (class 9), retail (class1) commercial uses (class 2, 3 and Sui Generis), business (class 4), community facilities (class10 and Sui Generis), cemetery extension (sui generis), open space, landscape, access and associated infrastructure at Land 222 Metres Northwest Of Ashley Cottage 29, Freelands Road, Ratho, Newbridge, Edinburgh

In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997, as amended, the applicants submitted the Proposal of Application Notices on 13 June 2022.

## 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 site occupies 43.08 acres of land north of Ratho, south of the M8 motorway and contained to the west by Baird Road. 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, surrounding the Ratho Cemetery on three sides, with land to the south being occupied by residences.

The site contains few built or natural features, excluding some woodland to the north that runs parallel to the M8 Motorway, and immediately adjacent to the south western boundary of the site a disabled people's centre and children's play area.

### **2.2 Site History**

16/01688/PAN

Land 222 metres northwest of Ashley Cottage 29, Freelands Road, Ratho, Newbridge

An urban extension to Ratho of approximately 150-200 houses.  
Pre-application Consultation approved.

12 April 2016

## **Main report**

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### **3.1 Description of the Proposal**

An application for planning permission in principle will be submitted for a mixed use development. No details have been submitted regarding, access, design, number of units, commercial floorspace or other aspects of the proposal.

### **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 designated as Green Belt in the Edinburgh Local Development Plan. A reasoned justification to allow development within the Green Belt will be required.

- 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 application will be for planning permission in principle. A design and access statement will be required to accompany the application.

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

The proposal should have regards to transport policies of the Edinburgh Local Development Plan. Consideration should be given to the impact on traffic flows on local roads and access to public transport.

A transport statement will be required to support the application.

- d) There are any other environmental factors that require consideration;

The applicants 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 may be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Landscape and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Tree survey and constraints plan;
- Air Quality Impact Assessment;
- Noise Impact Assessment and
- Phase 1 Habitat and Protected Species Survey

### **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**

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference: 22/03205/PAN) outlined:

An online exhibition including a live 'question and answer' event was held between 3.00pm - 7.00pm on the 28th of June 2022. During that time representatives of the applicant were available to answer questions via a live chat facility on the consultation website.

The applicant intends to carry out a second public consultation event in August 2022 (date and format to be confirmed).

A copy of the PAN has been sent to all relevant parties including Ratho & District Community Council, local ward councillors, ward councillors of the neighbouring Almond ward, constituency MP and MSP and the South-West Locality Office.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

## **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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