

Development Management Sub Committee

Wednesday 9 November 2022

Report for forthcoming application by

**Inverdunning (Hatton Mains) Ltd & W & S Crawford for
Proposal of Application Notice**

22/04891/PAN

**at land 320 metres north of Ratho Park Hotel, 1A Dalmahoy,
Edinburgh.**

**New village incorporating new market and affordable
homes, neighbourhood centre, public and active transport
hub, community facilities, site for a primary school, site for
sports use, new public park and associated new open
space, woodland planting, roads, paths and infrastructure.**

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 a residential development and ancillary uses at Land 320 metres north of 1A Dalmahoy, Edinburgh. In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 22/04891/PAN on 27th September 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 greenfield site is located on the A71 arterial route west of Edinburgh. One mile to the north lies Ratho, the M8/ M9 motorway network and Edinburgh Airport. To the east lies Heriot-Watt University's Riccarton Campus. To the south lies Dalmahoy Country Club and to the west lies Livingston. The 62-hectare site is located in the Green Belt, bounded by agricultural land to the east, west and north.

The site contains a cluster of listed buildings: 3-5 Dalmahoy, St Mary's Episcopal rectory, church hall and rectory cottage, listed Category C (listing reference: LB26999, date of listing 3 August 1994). However, these buildings have been excluded from the red line boundary of the proposal.

2.2 Site History

The proposed site was subject to a previous PAN process (June 2016, ref.16/03587/PAN) with associated public consultation events in late 2016. Further informal consultation was undertaken between 2018 and 2021 including newsletters and updates to local community councils, local councillors and interested parties. However, due to the length of time since the original PAN, the applicants now wish to undertake further formal consultation ahead of a proposed planning application in 2023.

The previous proposal was for approximately 1200 new housing units, community centre, primary school, open space and associated landscaping, roads and infrastructure.

Main report

3.1 Description of the Proposal

An application for planning permission in principle will be submitted for a new village incorporating new market and affordable homes (Class 9), neighbourhood centre (Class 10 and Sui Generis), public and active transport hub, community facilities, site for a primary school (Class 10), site for sports use (Class 11), new public park and associated new open space, woodland planting, roads, paths and infrastructure.

No details have been submitted regarding number of units, access, design or any other aspect 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 Local Development Plan (LDP) identifies the site as within the Green Belt. Policy Env 10 sets out criteria for development in the Greenbelt and Countryside. Any proposal will be required to address the policies of the LDP, including how it accords with Env 10 and the Council's Guidance for Development in the Countryside and Greenbelt (dated February 2019).

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, 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 full planning permission. A design and access statement will be required to accompany the application. Impact on the setting of listed buildings should be considered and will be assessed in relation to Sections 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Other matters including constraints and opportunities presented by existing trees, landscaping, heritage assets, and nearby infrastructure including the A71 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.

Key design considerations will include:

- a phased masterplan which creates a cohesive place.
- a balance of uses and spaces which create an attractive environment.
- 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 application must demonstrate how the proposal aligns with the Council's transport strategy and guidance. Consideration should be given to the impact on traffic flows on local roads and access to public transport and Active Travel networks. The Council's parking standards, including service arrangements and cycle parking provision must also be considered.

The proposals should comply with Edinburgh Design Guidance and Street Design Guidance. A Full Transport Assessment will be required to support the application.

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 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, it is anticipated the following documents will be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Heritage Statement;
- Transport Assessment;
- Affordable Housing Statement;
- Landscape Strategy;
- Archaeology Survey;
- Landscape and Visual Impact Appraisal;
- Surface Water Management Plan;
- Flood Risk Assessment;
- Sustainability Statement;
- Air Quality Impact Assessment;
- Noise Impact Assessment;
- Phase 1 Habitat and Protected Species Survey and
- Tree Survey and constraints appraisal.

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.

The proposal 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

No pre-application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 22/04891/PAN) outlined the following pre-application consultation:

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- a dedicated website (www.hattonvillage.com), currently live;
 - two half-day public drop-in events in local venues in Ratho and Dalmahoy on 2nd February 2023, including evening hours;
 - one live online consultation question and answer session during consultation period, 1-6pm, advertised 7 days in advance;
 - offer of meeting with key stakeholders outlined in Section 5 of the PAN form;
 - meeting and presentation with Ratho and District Community Council
 - flyer distribution to local area including A71 corridor, Ratho, Dalmahoy and Riccarton, to include public places.
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The applicant notes in the PAN application that Ratho Community Council, Currie Community Council and Balerno Community Council and Pentland Neighbourhood Partnership received notification of the PAN on 27 September 2022. The applicant further advises that the following councillors for the Pentland Hills Ward notified of the PAN on 27 September 2022: Councillor Neil Gardiner; Councillor Graeme Bruce; Councillor Fiona Glasgow; and Councillor Stephen Jenkinson.

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

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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