

# Development Management Sub Committee

**Wednesday 25 January 2023**

**Report for forthcoming application by**

**Cullross Limited. for Proposal of Application Notice**

**22/06227/PAN**

**At Land 70 Meters East Of 14, Glennie Road, Newcraighall  
The development will comprise a mix of houses and flatted blocks numbering approximately 220 units and will accommodate a mix of one,two and three bedroom flats, two and three bedroom colony flats, and three, four and five bedroom townhouses, all with associated amenity, parking, green space, bicycle storage and refuge stores.**

**Item number**

**Report number**

**Wards**

B17 - Portobello/Craigmillar

## **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 for residential development and ancillary infrastructure, at Land 70 metres East of 14 Glennie Road, Newcraighall Road, Edinburgh.

## **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 lies to the south of Newcraighall Road with a number of trees, bushes and the railway embankment along the northern boundary of the site. The site is immediately east of Glennie Road, and to the west is more bushes and trees along the railway embankment. To the south, the site is on the Council boundary with East Lothian Council, and Queen Margaret University lies beyond. The site is within the Newcraighall area of the City.

The site is approximately 9.6 hectares. It is a greenfield site with the remnants of a stone wall and with overhead powerlines parallel to Glennie Road near the western boundary of the site. The site is generally flat although it slopes down to the southern boundary. The site is accessed from Glennie Road.

The site is within the LDP allocated housing site HSG 27 Newcraighall East.

### 2.2 Site History

## Main report

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### 3.1 Description Of The Proposal

The proposal is for residential development comprising approximately 220 units in a mix of houses and flatted blocks. There would be a mix of one, two and three-bedroom flats, two and three bedroom colony flats, and three, four and five bedroom townhouses, all with associated amenity, parking, green space, bicycle storage and refuse stores.

### 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 proposal is located within an allocated housing site HSG 27 Newcraighall East, within the Local Development Plan (2016). The site lies within the urban area and is no longer in the green belt.

**(b) The scale, design, layout and materials are sustainable and acceptable within the character of the area**

The proposals would be assessed against the relevant design policies in the Local Development Plan, the LDP Newcraighall East HSG 27 Site Brief and Development Principles, and the non-statutory Edinburgh Planning Guidance (where applicable). The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance.

**(c) The proposals will have a detrimental impact on the amenity of neighbours and future occupiers of the development**

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and Edinburgh Design Guidance. Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected, and a good level of amenity can be achieved for future occupants of the site.

**(d) The proposed access arrangements, connectivity and parking levels are acceptable**

The proposal shall have regards to the LDP transport policies and the Edinburgh Street Design Guidance. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles.

**(e) 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 required:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Townscape and Visual Impact Assessment;
- Daylight, Privacy and Overshadowing Analysis;
- Noise Impact Assessment;
- Air Quality Assessment;
- Sustainability Form S1;
- Sustainability Statement;
- Transport Statement;
- Waste Management information;
- Flood Risk Assessment and drainage information;
- Surface Water Management Plan; and
- Ecological Survey.

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 Revised Draft National Planning Framework 4 was approved by the Scottish Parliament on 11 January 2023 to proceed to adoption. On adoption the Revised Draft NPF 4 (2022) will form part of the Council's Development Plan, but at present it remains a material consideration. As adoption of the Revised Draft NPF 4 (2022) is understood to be imminent, and it is now the settled position of Scottish Ministers and the Scottish Parliament, it requires to be given significant weight. Revised Draft NPF 4 (2022) lists various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

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**

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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**

Pre-application discussions took place on this application.

## 8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 22/06227/PAN) outlined the following pre-application consultation:

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- Project website available from 9 December 2022 at [www.newcraighall.com](http://www.newcraighall.com)
  - Stakeholders will be contacted week commencing 12 December 2022 with an offer to meet.
  - Publication in the Edinburgh Evening News for the first and second event during the week of 19 December 2022
  - Letter drop to local residents week commencing 5 January 2023.
  - Two consultation events on Wednesday 11 January 2023 and Wednesday 8 February 2023 both on 4pm to 8pm at Craigmillar Now, 58 Newcraighall Road, Edinburgh EH15 3HS.
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The applicant notes in the PAN application that both Portobello and Craigmillar Community Councils received notification of the PAN on 9 December 2022.

The applicant further advises that the following councillors were notified of the PAN on 9 December 2022: Councillor Kate Campbell; Councillor Tim Jones; Councillor Jane Meagher; and Councillor Alys Mumford.

Details were also sent to the local constituency MSPs and MPs.

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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