

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 10 May 2023

**Application for Planning Permission
27 & 29 Beaverhall Road, Edinburgh, EH7 4JE.**

Proposal: Demolition of existing buildings and erection of mixed-use development comprising residential and other commercial uses, with associated private amenity and open space, landscaping/public realm, car parking, access arrangements, and associated infrastructure (205 units) (as amended).

**Item – Committee Decision
Application Number – 22/01654/FUL
Ward – B12 - Leith Walk**

Report Returning to Committee

This application was granted at the Development Management Sub-Committee on 9 November 2022 subject to a Legal Agreement to secure contributions towards education infrastructure and the delivery of affordable housing units on the site as well as planning conditions and informatives.

The legal agreement has been agreed and is ready to be concluded. The application is returned to committee due to NPF4 being adopted by Scottish Ministers on 13 February 2023. NPF 4 is now part of the development plan against which development proposals should be assessed.

Recommendations

It is recommended that this application be Granted subject to the details below.

SECTION A – Assessment

National Planning Framework 4

NPF4 (2022) is now part of the Council's Development Plan. It contains various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

The relevant NPF4 policies to be considered are: Policy 1, 2, 3, 7, 9, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 25 and 31 and are grouped together under the themes of principle, local living and quality homes and infrastructure, biodiversity and blue/green infrastructure.

Policy 1 of the NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. It is to be applied together with the other policies in NPF4.

Principle

Policy 16 part c) supports the development of new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, including through build-to-rent. Policy 2 Climate mitigation and adaption states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Policy 9 supports the sustainable reuse of brownfield land. The development proposal is for the reuse of an existing developed site to provide homes and commercial spaces. The proposed scheme will be built out in line with current Building Standards. Energy and heat demand will be met without the need for any fossil fuels. Air Source Heat Pumps via communal centralised plant will be utilised to provide heating and domestic hot water.

Therefore, the proposal is still acceptable in principle.

Historic Environment

Policy 7 aims to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. The proposal included a Cultural Heritage Desk Based Assessment which confirmed that the site is not constrained by cultural heritage interests for the purposes of development. The Archaeology consultation confirmed that the site is considered to have a low archaeological potential and due to redevelopment over the 19th century and the 20th century development on the site is considered that the potential for significant remains surviving on site is low. A watching brief condition is recommended. The proposal complies with policy 7.

Local Living, Quality Homes and Infrastructure

In line with Policy 12, details of waste bins and a waste strategy were provided by the applicant. Responsibly sourced materials for key building elements, including thermal insulation materials, and finishing elements will be specified, wherever feasible. Additionally, any timber used in these elements will be legally sourced (e.g. FSC certified).

In line with Policy 13 relating to sustainable transport, the proposal will reduce the level of car parking on site and exceeds the level of cycle parking recommended in Council guidance for a scheme of this size. The proposal will provide a universally accessible path which will improve connections through the site. The site will be graded to ensure useability for wheelchair users and landscape plans have considered movement of pedestrians and cyclists in detail. The proposed development includes provision for 430 cycle parking spaces in accordance with the cycle parking standards set out in Edinburgh Design Guidance (EDG).

Furthermore, in accordance with updated cycle parking design guidance set out in the EDG Detailed Design Manual, a range of short and long stay storage types are provided. The site is located near to local transport links and has easy access to nearby facilities. The provision of commercial and creative workspace within the proposed development will enhance the offer of facilities within the local area.

Policy 14 requires development proposals to improve the quality of an area regardless of scale are consistent with the six qualities of successful places. The site is within the urban area, on previously developed land, near facilities such as shops and public transport links. Commercial units and creative work spaces will activate the frontage along Beaverhall Road at ground floor level which will prioritise women's safety through increasing natural surveillance and enhanced sense of security. The mixed-use nature of the development including residential and employment uses will contribute to the creation of place and a 20 min neighbourhood and therefore contribute to local living and comply with policy 15.

Policy 16b sets a requirement for the provision of a Statement of Community Benefit. The application was supported by a Planning Statement, Transport Assessment, Affordable Housing Statement, and Economic Benefit and Social Value Statement which collectively address the criterion set out in Policy 16b. In terms of meeting local housing requirements, the proposed scheme will deliver 205 new homes to the area, including 52 units of an affordable tenure. The proposed scheme will offer a balanced mix of unit sizes, including homes for growing families in line with guidance. The proposed commercial units and creative workspaces will activate the frontage along Beaverhall Road at ground floor level which will improve residential amenity through increasing natural surveillance and enhanced sense of security. A passage between Beaverhall Road and Dunedin Street has been developed to form part of public amenity space termed 'Makers Yard'. This space, providing 528sqm of public open space, will be the public courtyard, where residents can gather, artists display, and neighbours can rest. The site does not currently offer any publicly available open space and this proposed public realm would enhance residential amenity.

Policy 16c supports developments for new homes that improve affordability and choice by being adaptable to change and diverse needs, such as accessible, adaptable and wheelchair accessible homes and affordable homes. The scheme will provide affordable housing and all buildings will be wheelchair accessible. As the scheme will be built out in line with current Building Standards and given the range of residential unit sizes to be provided, there will be suitable provision for wheelchair users and adaptations to homes will be possible.

Policy 16f sets out the limited circumstances where development proposals for new homes on land not allocated for housing in the LDP would be accepted. It supports development within existing settlement boundaries, and which promotes 20 minute neighbourhoods, as supported by policy 15. The proposed development is within an established mixed use area of the city and is within walking distance of facilities such as shops and public transport. The proposal is consistent with the spatial strategy within the Local Development Plan in the urban area and is, therefore, acceptable. The anticipated build out of the scheme is set out within the terms of the legal agreement and is tied to the provision of affordable housing.

The proposal complies with policy 16.

The infrastructure requirements comply with Policy 18 and will be secured through the conclusion of the legal agreement.

Biodiversity and blue/green infrastructure

Policy 3 states development will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. This should include the use of nature-based solutions, an assessment of potentially negative effects and should be based on an understanding of the existing characteristics of the site and its local, regional and national ecological context. Policy 20 also supports development proposals for or incorporating new or enhanced blue and/or green infrastructure. Sections of the proposed scheme are to have blue/green roofs with rain gardens at street level. The upper-level roofs are proposed as extensive green roofs, comprising valuable habitats for local wildlife. Designed to be self-sufficient and low maintenance, they will create a natural habitat to support a variety of plants, birds, animals and invertebrates. A range of communal green space is proposed for future occupiers.

The greening of the site with trees and new planting will enhance biodiversity and be an improvement on the current situation on site, which is dominated by hardstanding. The proposal will contribute to and enhance biodiversity on the site.

Policy 19 supports development proposals for buildings that will be occupied by people are designed to promote sustainable temperature management, for example natural or passive solutions. The proposal will be constructed to the most recent building regulations including requirements in terms of energy and insulation. As noted above, energy and heat demand will be met without the need for any fossil fuels.

Policy 22 relates to flood risk and water management. The proposal will comply with policy 22c as it has been demonstrated that it will not increase the risk of surface water flooding to others, or itself be at risk, Proposed landscaping incorporates Sustainable Urban Drainage Systems and includes permeable surfaces.

Other Material Considerations

There are no new material considerations arising from those previously considered on 11 November 2022 by this Committee and the required legal agreement is ready for conclusion. It is, therefore, recommended that the application is granted.

A copy of the original Committee report can be found in the list of documents on the [Planning and Building Standards Portal](#)

Or [Council Papers online](#)

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