

Development Management Sub Committee

Wednesday 21 June 2023

Report for forthcoming application by

**Miller Homes & Roseberry Estates. for Proposal of
Application Notice**

23/01816/PAN

**at land at Turnhouse Road, Edinburgh.
Proposed residential development with associated
drainage, landscape, and infrastructure works.**

Item number

Report number

Wards

B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming full planning application for proposed residential development with associated drainage, landscape and infrastructure works at Land to the south of Turnhouse Road (south of Turnhouse Golf Club), 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 23/01816/PAN on 25 April 2023.

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 development site is a roughly triangular area of land situated in West Edinburgh and is currently in an undeveloped condition. The site is surrounded to the north and northeast by Turnhouse Road, to the south and south west by a railway line, and to the south east by other land which forms part of an area of housing-led development. The eastern part of the site abuts 35, 35A and 35B Turnhouse Road, currently in use as a motor vehicle maintenance garage, car showroom, and commercial unit. Turnhouse Golf Club is opposite the site across Turnhouse Road. A Scottish Gas network site lies immediately to the north along with an existing storage yard. There are few built or natural features within the site boundary, the existing topography is relatively flat, and a hedge forms a boundary between the site and Turnhouse Road in some places.

The site forms part of the Urban Area as shown in the Local Development Plan proposals map and is within the HSG 19 Housing Proposal: Maybury.

2.2 Site History

05 July 2022 - A proposal of application notice for a residential development, access, landscaping and associated works at Land at Turnhouse Road, Maybury was approved (application reference: 2/03180/PAN).

Main report

3.1 Description of the Proposal

An application for full planning permission will be submitted for proposed residential development with associated drainage, landscape and infrastructure works. No details have been submitted in relation to the number of units, type of housing, access, design, or associated works.

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 in the 2016 Edinburgh Local Development Plan (LDP) for housing, HSG 19 Maybury. The application will be required to comply with the Maybury and Cammo site brief outlined in the LDP, which sets out the key features and requirements for new development in this part of the City.

In addition to LDP considerations, the applicant would be required to address relevant policy requirements in National Planning Framework 4 as it forms part of the Councils' development plan. Policies in relation to Sustainable Places and Liveable Places, including those in relation to 20-minute neighbourhoods, quality homes, climate change and biodiversity, blue and green infrastructure, and sustainable transport, will be important cross-cutting policy considerations.

On 30 November 2022 the Planning Committee approved the Schedule 4 summaries and responses to representations made, to be submitted with the Proposed City Plan 2030 and its supporting documents for Examination in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. It should be noted that it is possible the status of City Plan 2030 may change, including the weight attributed to it as it undergoes examination. There is also the potential for City Plan 2030 to be adopted during the eighteen month period that this Proposal of Application Notice (PAN) is valid or during the determination period after a planning application is submitted. In this event, if adopted both City Plan 2030 and NPF 4 will form the adopted development plan against which any planning application will be assessed along with any material considerations.

Prior to the adoption of City Plan 2030, material considerations include recent appeal decisions in West Edinburgh which have taken a view that development may be premature in the context of the emerging City Plan 2030 where it would potentially prejudice its examination. In this case an option for a public transport and active travel orbital route is identified at this site in the City Plan 2030 Proposals Map. An application may be required to consider whether the proposal has any effect(s) on the delivery of the proposed transport strategy that underpins the development of West Edinburgh in City Plan 2030.

b) The design, scale, layout and sustainability aspects of the proposal are acceptable within the evolving character of the area; and does the proposal comply with the Edinburgh Design Guidance.

The application will be for full planning permission. Notwithstanding the above commentary in relation to the status of City Plan 2030, at the time of writing the proposal will be considered against the Maybury and Cammo site brief, LDP design policies, NPF 4 requirements, and the Edinburgh Design Guidance. The applicant will need to demonstrate a high-quality design and the suitability of the proposed layout, height, mass and scale of development. Sustainability measures and the proposal's consideration of NPF 4 themes including climate change, quality homes and the six qualities of successful places will have to be clearly addressed. The proposal will also be required to demonstrate how it is co-ordinated in the context of approved development that is under construction at the other parts of LDP housing allocation HSG 19. A design and access statement will be required to accompany the application.

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

The proposal should have regards to the Council's transport policy and guidance, as well as NPF 4 policy 13 (Sustainable Transport). Consideration should be given to any impact of traffic flows on local roads, with a view to maximising sustainable travel modes including public transport and active travel. Integration of the proposal with the surrounding road and path network will be important and a servicing strategy inclusive of waste and recycling arrangements will be required. A transport statement will be required to support the application.

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, it is anticipated the following documents may be submitted:

- Pre-Application Consultation report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement;
- Landscape and Visual Impact information;
- Archaeological Assessment;
- Ecology Appraisal;
- Flood Risk information and Surface Water Management Plan;
- Air Quality Impact Assessment;
- Noise Impact Assessment and
- Phase 1 Habitat and Protected Species 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.

Environmental Impact Assessment:

The proposal and site 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

There is no pre-application process history.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 23/01816/PAN) outlined:

- A first consultation event to be held on Tuesday 30 May 2023 from 2pm - 6pm and a second event to be held on Tuesday 27 June 2023 from 2pm - 6 pm, both at Turnhouse Golf Club, 154 Turnhouse Road, Edinburgh EH12 0AD.
- Newspaper advertisements in the Edinburgh Evening News seven days prior to both events.
- A website (<https://mhlant.uk/LandatTurnhouseRoad>) which will be live either the day prior or the day of public events.
- A copy of the PAN has been sent to all relevant parties including Ratho & District Community Council, adjacent Community Councils (Corstorphine Community Council, Cramond & Barnton Community Council & Drum Brae Community Council) local ward councillors, and the constituency MP and MSP.

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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