

# Development Management Sub Committee

**Wednesday 25 October 2023**

**Report for forthcoming application by**

**Crosswind Developments Ltd. for Proposal of Application Notice**

**23/04202/PAN**

**at land to south west of Meadowfield Farm, Turnhouse Road, Edinburgh.**

**Mixed use development, including commercial floorspace (class 1a Shops, financial, professional and other services; class 3 restaurants and cafes; sui generis including public houses; class 4 business; class 6 storage and class 7 hotels; class 10 non-residential institutions; and class 11 assembly and leisure); residential floorspace (including class 9 houses and sui generis flats); associated infrastructure; car parking; and landscaping.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## Summary

---

The purpose of this report is to inform the Development Management Sub-committee of a forthcoming application for planning in principle for a proposed mixed use development at land to the south west of Meadowfield Farm, Turnhouse Road, Edinburgh (including the former 12/30 'Crosswind' runway, formerly part of Edinburgh Airport).

The submission of the PAN follows the dismissal of appeal ref. PPA-230-2333 by Scottish Ministers on 9 February 2022. The upcoming application represents a repeat of the earlier application to the City of Edinburgh Council (ref 20/03219/PPP) for the same land (with a reduced red line site boundary) and the same description of development.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice (Ref: 23/04202/PAN) on 6 September 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 proposal site (29.3 hectares) is defined by Edinburgh Airport to the north west and the Edinburgh-Fife railway to the north east. The southern site edges are defined by the Castle Gogar Estate and Castle Gogar Drive (a tree lined avenue), the Edinburgh Tram Depot and Myreton Drive which provides access between the depot and the Gogar Roundabout. The Edinburgh Gateway Station, providing connections to tram and heavy rail, lies to the south east. Part of the Gogar Burn is within the proposed red line boundary area at its western extent, and within the site other features include sections of mounding and legacy hard standing. The site is relatively flat with a noticeable change in levels at Myreton Drive and the south of the site. Trees and vegetation are located within the west of the site and at its boundary with CastleGogar. Extensive views to the Pentland Hills are available from within the site.

Large scale housing development is currently under construction at West Craigs, which lies on the opposite side of the railway to the north east of the site.

The majority of the site comprises the former operational land for Edinburgh Airport including the 12/30 'Crosswind' runway which was decommissioned in 2018. The site is commonly referred to as 'Crosswinds'.

### 2.2 Site History

9 February 2023 - Scottish Ministers refused planning permission in principle for Mixed Use Development including business and employment uses (use class 4, 5 and 6); residential (class 9) and sui generis flatted development (including affordable and student accommodation); hotels (class 7); ancillary uses including retail (class 1); financial and professional services (class 2); food and drink (class 3 and sui generis); non-residential institutions (class 10); assembly and leisure (class 11); and associated works including car parking, services, access and public realm (Ref: PPA-230-2333).

3 March 2021 - Application refused for Mixed Use Development including business and employment uses (use class 4, 5 and 6); residential (class 9) and sui generis flatted development (including affordable and student accommodation); hotels (class 7); ancillary uses including retail (class 1); financial and professional services (class 2); food and drink (class 3 and sui generis); non-residential institutions (class 10); assembly and leisure (class 11); and associated works including car parking, services, access and public realm (Ref: 20/03219/PPP).

22 January 2020 - Proposal of Application Notice approved for Proposed Mixed Use Development (Ref: 19/05303/PAN).

Other applications of relevance in the immediate surrounding area include:

30 November 2018 - An application for planning permission in principle for 'Proposed pedestrian and cycle bridge with associated landscaping' was granted at Land To South West Of Meadowfield Farm Turnhouse Road Edinburgh (Ref: 18/07600/PPP).

10 November 2020 - An application for the Approval of Matters Specified in Conditions of planning permission in principle 18/07600/PPP in respect of Conditions 1, 4, 5 and 6 was approved at land to south west of Meadowfield Farm, Turnhouse Road, Edinburgh (Ref: 20/01148/AMC).

15 April 2021 - Proposal of Application Notice was submitted for 'Mixed use development incorporating class 4 (business), class 5 (general industrial), class 6 (storage or distribution), class 9 (houses), flatted development (sui generis), active travel routes, landscaping, access, and associated ancillary development' at a Site 100 Metres East Of 194 Glasgow Road, Edinburgh (Ref: 21/01364/PAN).

20 August 2021 - Refusal of an application for planning permission for the 'Formation of new access road and active travel route from east of terminal building to Gogar Roundabout' at Main Terminal, 1 Edinburgh Airport, Jubilee Road, Edinburgh, EH12 9DN (Ref: 21/00217/FUL). The decision was appealed to Scottish Ministers who dismissed the appeal on 20 March 2023 (Ref: PPA-230-2361).

29 March 2022 - Proposal of Application Notice was submitted for development that 'Relates to Phase 1 of new neighbourhood comprising residential-led mixed use development including residential (Class 9) and sui generis flatted development (including student housing, build to rent and affordable housing), business and employment uses (Class 4), general industrial uses (Class 5), storage or distribution uses (Class 6), hotels (Class 7), residential institutions (Class 8), non-residential institution uses/education (Class 10), retail (class 1), financial, professional and other services uses (Class 2), food and drink uses (Class 3), assembly and leisure uses (Class 11), other sui generis uses and other related infrastructure and associated works including car parking, servicing, access arrangements, formation of new roads and active travel networks, sustainable urban drainage and open space/public realm' at Land 500 Metres North East Of Ingliston Park And Ride 2 Eastfield Road Eastfield Road Edinburgh (Ref: 22/01626/PAN).

## **Main report**

---

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

The forthcoming application will seek planning permission in principle for a mixed use development, including commercial floorspace (Class 1a - shops, financial, professional and other services; Class 3 - restaurants and cafes; Sui generis - including public houses; Class 4 - business; Class 6 - storage; Class 7 - hotels; Class 10 - non-residential institutions; and Class 11 - assembly and leisure; residential floorspace (including Class 9 - houses and Sui generis - flats); associated infrastructure; car parking and landscaping.

### 3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

**a) The principle of development is acceptable in this location;**

The Edinburgh Local Development Plan (LDP) identifies the majority of the site as a Special Economic Area. Relevant considerations relating to the principle of the proposed use are set out in LDP Policy Emp 4 - Edinburgh Airport. This outlines that the development and enhancement of Edinburgh Airport will be supported within the airport boundary as defined on the Proposal Map. Proposals for ancillary services and facilities will only be permitted where it can be demonstrated that these have strong and direct functional links with the airport and are compatible with the operational requirements of the airport.

LDP Transport Proposal T9 outlines the requirements for the Gogar Link Road, required to support long term development in West Edinburgh and connecting Eastfield Road to the Gogar Roundabout via the International Business Gateway. The LDP identifies an indicative alignment and safeguard which crosses the southern part of the application site.

The Gogar Burn which flows to the southern edges of the site is designated as a Local Nature Conservation Area with Areas of Importance for Flood Management lying immediately adjacent. These partially extend into the proposal site in the vicinity of Castle Gogar Estate. LDP Greenspace proposal GS7 identifies an enhancement and diversion of the Gogar Burn with indicative alignment crossing the site from north to south. This proposal seeks to reduce flood risk in west Edinburgh, improve water quality and enhance biodiversity and any proposal must not prejudice this LDP requirement.

Trees within the site and outside the boundary along the access to Castle Gogar are the subject of a Tree Preservation Order (reference: TPO 204) and must be considered in any proposal.

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 NPF4 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, additional 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 the identified site is identified for housing led development within the City Plan 2030 Proposals Map and a number of transport infrastructure proposals are identified in the proposed plan. Any application will be required to consider the effects of proposals on the plan-led strategy that underpins the development of West Edinburgh in the proposed City Plan 2030.

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

The proposals will be assessed against the relevant design policies in the Local Development Plan, NPF4 and the non-statutory Edinburgh Design Guidance (where applicable). The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance. As part of the application for planning permission in principle the applicant will be expected to identify which design matters are to be reserved to the approval of matters specified in conditions planning stage(s).

**c) The proposals would provide a suitable framework for the future development of the site and will address requirements of relevant policy and guidance;**

The proposal will represent the development of a major strategic site in West Edinburgh. In order to guide the effective long term development of the site, proposals must be supported by a sufficient level of master planning information to demonstrate how co-ordinated development with surrounding LDP allocated sites is achievable.

**d) The proposal access arrangements, connectivity and parking levels are acceptable;**

Transport information regarding general access arrangements and cycle parking will be required to support the forthcoming submission. 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.

**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;

- Flooding and Drainage Assessment, including Surface Water Management Plan;
  - Transport Assessment;
  - Air Quality Assessment;
  - Noise Assessment;
  - Land Contamination Assessment;
  - Tree Survey;
  - Phase 1 Habitat and Protected Species Survey;
  - Archaeology Report; and
  - S1 Sustainability Statement Form and sustainability statement.
- 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:

An Environmental Impact Assessment accompanied the previous planning permission in principle application that was refused for similar development at this application site. Any new application site will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

### **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

Pre-application discussions took place on this application.

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

The Proposal of Application Notice (PAN) outlines arrangements for formal public consultation events. This will be in the form of two events held at the Gyle Shopping Centre, on Wednesday 4 October and Wednesday 25 October 2023, both from 3pm-7pm. A consultation website will also be set up prior to the events.

The proposal will be advertised in the Edinburgh Evening News at least 7 days prior to the public consultation events.

The PAN was sent to Ratho and District Community Council; Corstorphine Community Council; and Cramond and Barnton Community Council. Ward Councillors for Almond, Pentland Hills, Corstorphine/ Murrayfield, Drumbrae/ Gyle have also been sent a notification of the PAN, as well as local MSPs and MPs.

The results of this consultation will be submitted with the future planning application as a Pre-application Consultation Report (PAC).

### 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](#)

**David Givan**  
**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

Contact: Sean Fallon, Planning Officer  
E-mail: [sean.fallon@edinburgh.gov.uk](mailto:sean.fallon@edinburgh.gov.uk)

## Location Plan

---



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420  
END