

# Development Management Sub Committee

**Wednesday 22 November 2023**

**Report for forthcoming application by**

**West Craigs Ltd. & Dunedin Canmore Housing Association. for Proposal of Application Notice**

**23/04779/PAN**

**at land 369 metres northeast of 210 Craigs Road, North Gyle.**

**Residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all associated infrastructure.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## 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 in principle for 'Residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all associated infrastructure' at land 369 metres northeast of 210 Craigs Road, North Gyle, Edinburgh.

In accordance with the provisions of the Town and Country Planning Act (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice reference 23/04779/PAN on 22 September 2023.

## 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 proposal of application notice (PAN) site boundary ('the site') is located between Local Development Plan (LDP) housing sites HSG 19 (Maybury) and HSG 20 (Cammo) in the west of the City. The site is designated as Green Belt in the Edinburgh Local Development Plan.

The site was last in use as an agricultural field. Existing features within the site include areas of stone walling, trees and hedging associated with Cammo Walk which runs through part of the site's eastern area, and trees and vegetation at the site's boundaries. The site includes part of Maybury Road to the east including the roundabout to Maybury Drive, part of Craigs Road, and the Craigs Road and Maybury Road junction. A small part of the site boundary includes a stretch of landscaped land west of the telecommunications mast south of Craigs Road that is associated with development at HSG 19. The areas south and north of the application site are undergoing a high degree of change with on-going construction of housing and related infrastructure.

The site is bounded to the north by a Garden and Designed Landscape (GDL) associated with Cammo House, within which, the Category B Cammo Tower (reference LB 28039) and Mauseley Hill are features within a wider Special Landscape Area (SLA). A ditch leading east to the Bughtlin Burn, mature trees and stone walling separate the site from Cammo Estate. The Bughtlin Burn runs from east to west along the site's northern boundary, and the boundary between the adjacent field and HSG 20, before heading north along the western edge of the HSG 20 site.

The City of Edinburgh Council's amenity site at the former Braehead Quarry, which is now used for topsoil storage, is west of the site, between the site and Turnhouse Golf Course.

### 2.2 Site History

03 December 2018 - Proposal of application notice was approved for 'Mixed use development including business and employment uses (class 4), (class 6); hotels (class 7) and ancillary uses including retail (class 1), financial and professional services (class 2), food and drink (class 3), residential institutions (class 8), residential (class 9), non-residential institutions (class 10), assembly and leisure (class 11), sui generis flatted development; and other associated works including landscaping, car parking, servicing, access and public realm' at Land 369 Metres Northeast Of 210 Craigs Road Edinburgh (reference: 18/10028/PAN).

22 December 2022 - Application for planning permission in principle for 'Residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all associated infrastructure' at Land 369 Metres Northeast of 210 Craigs Road Edinburgh was appealed on the grounds of non-determination (Reference 21/04210/PPP). The appeal was dismissed by Scottish Ministers (appeal reference: PPA-230-2370).

In addition to the above, the following applications which are mostly related to nearby housing development south of Craigs Road apply in part to the proposal of application notice site boundary:

20 April 2017 - Application for Planning Permission in Principle was refused for 'Residential development, up to a maximum of 1400 units, and ancillary commercial. (Class 1 retail and Class 2 financial and professional) including landscaping, access and services and all other ancillary development' at Site 100 Metres North East Of 19 Turnhouse Road Edinburgh (application reference: 16/04738/PPP).

26 September 2019 - Appeal against refusal of application 16/04738/PPP was allowed by Scottish Ministers for 'residential development, up to a maximum of 1,400 units, and ancillary commercial (class 1 retail and class 2 financial and professional), including landscaping, access and services and all other ancillary development' at 100 metres north-east of 19 Turnhouse Road, Edinburgh (appeal reference: PPA-230-2207).

03 October 2019 - Planning Permission in Principle granted on behalf of Taylor Wimpey UK for land 195 metres South of West Craigs Cottage, 85 Craigs Road for residential development with associated transport infrastructure, landscaping and open space (application reference 16/05681/PPP).

25 May 2020 - Application for Approval of Matters Specified in Conditions 1, 2, 3, 4 and 5 of planning permission 16/05681/PPP for erection of 250 residential dwellings was approved at Land 195 Metres South Of West Craigs Cottage 85 Craigs Road, Edinburgh (application reference 19/05051/AMC).

25 May 2020 - An application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP in respect of conditions 1, 2, 3, 4 and 5 for a masterplan for the site was approved (application reference: 19/05599/AMC).

25 May 2020 - An application for Approval of Matters Specified in Conditions of planning permission in principle 16/04738/PPP, in respect of conditions 6(c), 6(d), 6(e), 7, 8, 10, 11, 12, 13, 14, 16, 18, 19, 20 and 21 at a site 100 Metres North East Of 19 Turnhouse Road, Edinburgh was approved (application reference: 19/05514/AMC).

28 July 2020 - An application for the Approval of Matters Specified in Conditions of planning permission in principle PPA-230-2207 in respect of Condition 9 was approved at Site 100 Metres North East Of 19 Turnhouse Road Edinburgh (application reference: 20/00649/AMC).

23 March 2021 - An application for Approval of Matters Specified in Conditions of planning permission in principle PPA-230-2207, in respect of Condition 6(d) and 6(e) at land 195 Metres South Of West Craigs Cottage 85 Craigs Road, Edinburgh was approved (application reference: 20/01884/AMC).

31 March 2022 - An application for planning permission in principle for an active travel route along Cammo Walk corridor was approved at Land 369 Metres Northeast Of 210 Craigs Road, Edinburgh (application reference: 21/02306/PPP).

## **Main report**

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

An application for planning permission in principle will be submitted for residential development, ancillary retail use, active travel route, open space, landscaping, access, services and all associated infrastructure.

### **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 located within the green belt. The site must be assessed against all relevant policies within the LDP including policy ENV 10 Development in the Greenbelt and Countryside which sets out the circumstances in which development in the green belt can be supported. National Planning Framework 4 (NPF4) policy 8 Green Belts must also be considered, along with other NPF 4 policies in relation to sustainability and the climate and nature crises.

LDP Policy Hou 1 Housing Development sets out the policy criteria for considering the suitability of sites for housing proposals in the City against which the proposal will be considered.

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, inclusive of the appeal decision made on a previous application at this site, 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 as within the green belt within the City Plan 2030 Proposals Map. 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 (were 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). NPF 4 places a high-degree of importance on local living and 20-minute neighbourhoods and the proposal will be required to demonstrate in principle how a successful place can be delivered at this location with reference to a suitable mix of use classes, supporting infrastructure, transport, landscape, drainage and other design matters that contribute to sustainable development.

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

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 policies 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. A transport statement will be required to support the application along with identification of any supporting transport infrastructure that will be required to enable the development.

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 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;
- Landscape and visual appraisal;
- 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:

Any new application 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**

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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**

There is no pre-application process history.

## 8.2 Publicity summary of representations and Community Council comments

The proposal of application notice outlined the below consultation:

Event 1 - Monday 9th October 2023 - Public Drop-in Event - 15:30-19:30

Event 2 - Monday 6th November 2023 - Public Drop-in Event - 15:30-19:30

Both events will be held at the Delta Hotel by Marriott Edinburgh, 111 Glasgow Road, Edinburgh, EH12 8NF. Feedback forms will be available at both events and there will be a dedicated project email address for interested parties to address any queries / questions to ([westcraignorth@iceniprojects.com](mailto:westcraignorth@iceniprojects.com)).

Both events will be advertised in the Edinburgh Evening News at least 7 days before the events.

The PAN was notified to Corstorphine Community Council and Cramond and Barnton Community Council. Ward Councillors for Almond (Cllr Kevin Lang, Cllr Norman Work, Cllr Louise Young, Cllr Lewis Younie) and Drum Brae (Cllr Euan Hyslop, Cllr Edward Thornley, Cllr Robert Aldridge) were notified. Other identified parties specified in the PAN application form are Christine Jardine MP, Alex Cole-Hamilton MSP, and Friends of Cammo.

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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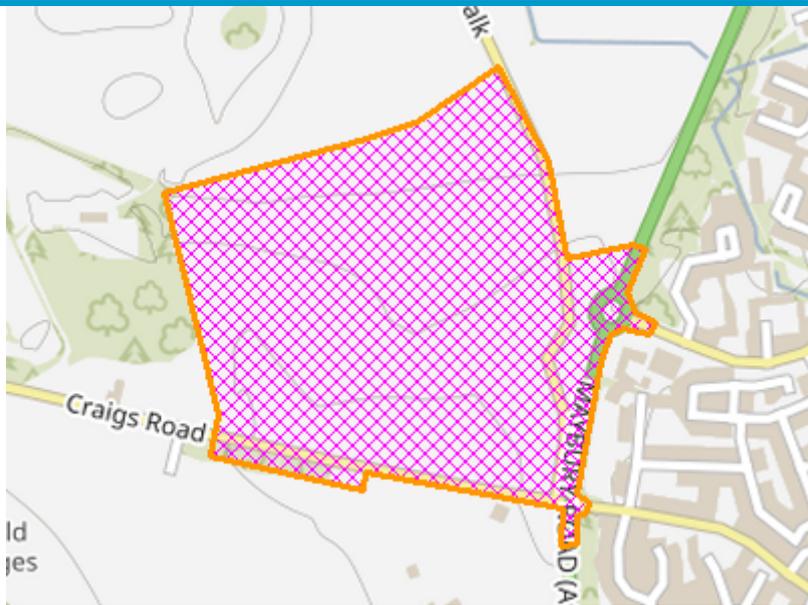
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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