

# Development Management Sub Committee

**Wednesday 29 May 2024**

**Report for forthcoming application by**

**AMA (Cramond) Ltd. for Proposal of Application Notice**

**24/02112/PAN**

**at land 130 metres east of 14, Cramond Road North,  
Cramond.**

**Proposed mixed-use development comprising sport and leisure facilities (Class 11) (including synthetic pitch, active loop and sports hub featuring gym, padel tennis and other associated uses), later living accommodation (Class 8/Class 9/flatted residential), Care Home (Class 8), and other commercial facilities (including potential for Class 1A (Shops, financial and other professional services), Class 3 (Food and Drink) and Class 4 (Business), landscaping and open space; access, car parking and other associated works.**

**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 a proposed mixed- use development comprising sport and leisure facilities (Class 11) (including synthetic pitch, active loop and sports hub featuring gym, padel tennis and other associated uses), later living accommodation (Class 8/Class 9/flatted residential); Care Home (Class 8), and other commercial facilities (including potential for Class 1A (Shops, financial and other professional services), Class 3 (Food and Drink) and Class 4 (Business)); landscaping and open space; access; car parking and other associated works at Land 130 metres East of 14 Cramond Road North.

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: 24/02112/PAN) on 2 May 2024.

## 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 application site is the cleared site of the former Moray House Institute of Education campus at Cramond with a site area of 6 hectares. The northern half of the site has been developed for housing as part of the original planning permission however, the southern half of the site, that this proposal relates to remains undeveloped. The undeveloped part of the site has been seeded as required by condition one of planning permission: 13/01843/FUL.

The eastern and southern boundaries of the site are lined with mature trees. There are traditional detached dwellings to the immediate west of the site, with larger three storey flatted dwellings to the south-west corner. To the east and north-east of the site are open fields which form part of the Green Belt, Special Landscape Area, Local Nature Conservation Site and a Local Biodiversity Site. At the south-eastern corner of the site there are Category B listed (ref: LB50793) and Category C listed (ref: LB30269) buildings. To the south of the site is Cramond Road North with Bruntsfield Links golf course beyond. The north-west and south-west boundaries are residential properties.

### 2.2 Site History

January 1999 - A development brief for the entire campus was approved.

30 January 2003 - Permission was granted to demolish buildings and redevelop the whole Cramond Campus site for residential, sports and recreational purposes (Application reference - 01/01881/FUL). The consent was subsequently amended to omit the country club element of the proposals.

28 June 2006 - An application was submitted for the erection of a new sports pavilion and construction of sports pitches and associated car park on the southern part of the Cramond Campus site (Application reference - 06/02715/FUL) The application was withdrawn.

24 December 2007 - An Application was submitted in outline for the erection of enabling facilities for sports pitches, including sports pavilion, mini supermarket, offices, care home etc on the southern part of the Cramond Campus site (Application reference - 08/00007/OUT). The application was withdrawn.

28 May 2008 - Permission was granted to modify condition 16 of consented application 01/01881/FUL (Application reference - 05/02947/FUL). This dealt with phasing of occupation of residential properties.

25 June 2009 - Permission was granted to modify condition 2 of consented application 05/02947/FUL (Application reference - 09/01175/FUL). The modification relaxed the period within which the grass playing fields shall be fully prepared and seeded for a period of 12-18 months.

28 November 2011 - The same applicant submitted 3 parallel applications for planning permission in principle for proposed sports facilities (cricket centre and football pitches), sports pavilion and care village (Class 8) including ancillary retail (Class 1), health hub/sports clinic and creche (Class 10) (Application reference - 11/01492/PPP, 11/01494/PPP and 11/01493/PPP). All 3 applications are still minded to grant - subject to a S75 legal agreement.

23 July 2013 - Permission granted for a Section 42 application for removal of condition 16 of planning consent for Cramond Campus (01/01881/FUL) to enable 100% occupation of the approved dwellings prior to completion/ operation of the sports facilities (Application reference - 13/01843/FUL).

9 November 2022 - Permission granted for a Section 42 application to vary condition 1 of planning permission reference 13/01843/FUL (which modified consent 05/02947/FUL, which previously modified consent 01/01881/FUL), to extend the proposed timescale for laying out and operating the approved sports pavilion and sports pitches for a further five year period (Application reference - 20/02916/FUL).

## **Mediation Process**

On 10 November 2022, application 20/02916/FUL was granted for an extension of time to deliver sports provision and a mediated route-map was approved as a way forward to identify a viable solution for the site.

The applicant entered into a mediated agreement with the Community Council, Cramond Association and other interested parties, including local councillors and the school. An independent mediator was appointed to take forward the process and deliver a Route Map for identifying the appropriate sports facilities and a sustainable future on the site.

The applicant has provided bi-monthly updates on the Route Map to the community as well as the council as Planning Authority.

## **Main report**

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

A hybrid application will be submitted with full detail of parts of the development included within the PPP application. It is the intention that the later living element of the proposals will come forward 'in principle' only, with full detail of the remainder of the scheme included as part of the PPP application. This will enable work to start sooner on the parts of the development which include the sports provision, before the full details of the later living element are known. This 'hybrid' approach and the proposed phasing will be explained more fully at the public events.

### 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 application site is currently white land within the Edinburgh Local Development Plan 2016.

National Planning Framework 4 (NPF4) now forms part of the Development Plan. Policies in relation to Sustainable Places, Liveable Places and Productive Places, including those in relation to 20-minute neighbourhoods, climate change and biodiversity, blue and green infrastructure, and sustainable transport, will be important cross-cutting policy considerations.

On 5 April 2024 the Planning and Environmental Appeals Division published its report into the examination of the Proposed City Plan 2030 and its supporting documents in terms of Section 19 of the Town and Country Planning (Scotland) Act 1997. The Council is currently considering the recommendations and modifications required to the Proposed City Plan 2030. It is the intention that the modifications will be considered by the Council before the end of June 2024.

Therefore, there is 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 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.

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

The proposal will be assessed against relevant design policies in National Planning Framework 4 (NPF4) and the Local Development Plan (LDP) as well as non-statutory guidance where applicable (e.g., Edinburgh Design Guidance). Should the status of City Plan 2030 change, for example it becomes a material planning consideration, its policies would form part of the assessment of the planning application.

The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance. A high quality design is expected and should show the suitability of the proposed layout, height, mass and scale of development within its context. Sustainability measures and the proposal's consideration of NPF 4 themes including climate change, and the six qualities of successful places will have to be clearly addressed.

A Sustainability Statement and Design and Access Statement will be required to support the planning application.

c) The proposals will have a detrimental impact on amenity

The proposal will be assessed against relevant design policies in the Development Plan (NPF4 and LDP) and Edinburgh Design Guidance.

Supporting information is required to show the development's relationship to the adjacent buildings to ensure that neighbouring amenity is adequately protected.

A Daylighting, Privacy and Sunlight Analysis will be required in support of the planning application and to demonstrate that adequate daylighting will be received by the proposed building. A Noise Impact Assessment is likely to be required.

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

The proposal shall have regards to the LDP transport policies and NPF 4 policy 13 (Sustainable Transport), as well as the Edinburgh Street Design Guidance and the parking standards in the Edinburgh Design Guidance. The applicant will be required to provide transport information to show the impact on the surrounding road network, demonstrate how the proposal provides for active and public transport travel, and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles. Full analysis of the connectivity as part of the forthcoming planning application is required. Information on public safety, e.g. safe existing from events onto the road and transport networks will also be required.

e) The proposal has acceptable impacts on infrastructure

The proposal may require infrastructure improvements. Should infrastructure improvements be required to support the proposed development, the application will be required to make appropriate developer contributions in accordance with LDP Policy Del 1 - Developer Contributions and Infrastructure Delivery, NPF 4 policy 18 (Infrastructure First) and LDP Supplementary Guidance on Developer Contributions and Infrastructure Delivery 2018.

f) 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 are likely to be required:

- Pre-application Consultation Report;
- Planning Statement;
- Design and Access Statement;
- Transport Statement and travel plan;
- Daylighting and Overshadowing information;
- Archaeological information;
- Visual appraisal information;

- Ecological Appraisal;
- Tree Survey;
- Landscape and Management Report;
- Flood Risk Assessment and Surface Water Management Plan;
- Phase 1 Ground Investigation Report;
- Sustainability Statement and S1 form.

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 proposal 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**

Pre-application discussions took place on this application.

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

The Proposal of Application Notice (PAN) outlined:

Drop-in public consultation events at Cramond Kirk Hall:

Event 1 - Wednesday 29 May (3.30-8pm) and Thursday 30 May 2024 (4.15pm-8pm)

Event 2 - TBC.

Newspaper advertisements:

- Edinburgh Evening News, 7 days prior to each consultation event.

Additional consultation methods:

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- Consultation website ([www.cramondcampus.org.uk](http://www.cramondcampus.org.uk))
- Invites to the two public events will be issued to all parties who received the PAN Notice and sent via a mail drop to local residents, businesses and schools surrounding the site and to other key stakeholders/local groups etc at least a week before each event.
- Posters advertising the events will be distributed to places in the local area.

A copy of the PAN has also been also sent to:

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- Cramond and Barnton Community Council
  - Cramond Association
  - Brighthouse Residents Association
  - Davidson Mains and Silverknowes Association
  - Councillor Kevin Lang
  - Councillor Norman Work
  - Councillor Louise Young
  - Councillor Lewis Younie
  - Christine Jardine MP
  - Alex Cole-Hamilton MSP.
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## **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](#)

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

Contact: Jamie Carver, Planning Technician  
E-mail: [jamie.carver@edinburgh.gov.uk](mailto:jamie.carver@edinburgh.gov.uk) Tel:0131 529 3484



## Location Plan

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