

Development Management Sub Committee

Wednesday 23 October 2019

Report for forthcoming application by

**Barratt & David Wilson Homes & Trustees Catchelraw. for
Proposal of Application Notice**

19/04172/PAN

**At Land 200M South Of, Mortonhall Park Gardens,
Edinburgh**

**Planning permission in principle for residential-led
development with associated roads, landscaping and open
space.**

Item number

Report number

Wards

B16 - Liberton/Gilmerton

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission in principle for a residential-led development at land 200 metres south of Mortonhall Park Gardens, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, the applicants submitted a Proposal of Application Notice 19/04172/PAN on 3 September 2019.

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 site is approximately 24 hectares in area and lies in the south east of Edinburgh. The site is located to the south of Frogston Road East and is bounded by a small road (Broomhills Road) to the east.

The site is relatively flat and in agricultural use. There are a number of mature trees along the northern boundary and the site is bisected by power lines and electricity pylons.

At present, the areas to the north are predominantly residential, but also include an established garden centre. To the east is the Broomhills housing development (currently under construction). The areas to the south and west are predominantly open countryside.

The Edinburgh City Bypass lies further to the south.

2.2 Site History

There is no planning history for the site.

Neighbouring Sites

The site to the immediate east is allocated for housing in the Edinburgh Local Development Plan (LDP) and is currently being developed:

12 May 2017 - Planning permission granted for residential development (633 units) with small scale commercial units, associated roads, footpaths, parking, landscaping and open space plus site for new Primary School (14/04860/FUL).

There have been subsequent applications for an increase in the number of units. The total number of units on the site is now 671.

Main report

3.1 Description Of The Proposal

An application for planning permission in principle will be submitted for residential-led development and ancillary uses. No details have been submitted of number of units, type of housing, access or design.

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 as Green Belt in the Edinburgh Local Development Plan (LDP). Part of the site is also within an area of importance for flood management.

The proposals are therefore contrary to policy and a reasoned justification to allow development within the Green Belt and Area of Importance for Flood Management will be required.

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

The application will be for planning permission in principle. A design and access statement will be required to accompany the application.

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

The proposal should have regards to the transport policies of the LDP. Consideration should be given to the impact on traffic flows on local roads and access to public transport.

A transport statement will be required to support the application.

d) There are any other environmental factors that require consideration;

The applicants will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. Screening for an Environmental Impact Assessment will be required.

In order to support the application, the following documents will be submitted:

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

This list is not exhaustive and further documents may be 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 have been no pre-application discussions in relation to this site.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference: 19/04172/PAN) outlined a public exhibition to be held on 25 October 2019 at the Gilmerton Society Hall. 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](#)

David R. Leslie

Chief Planning Officer

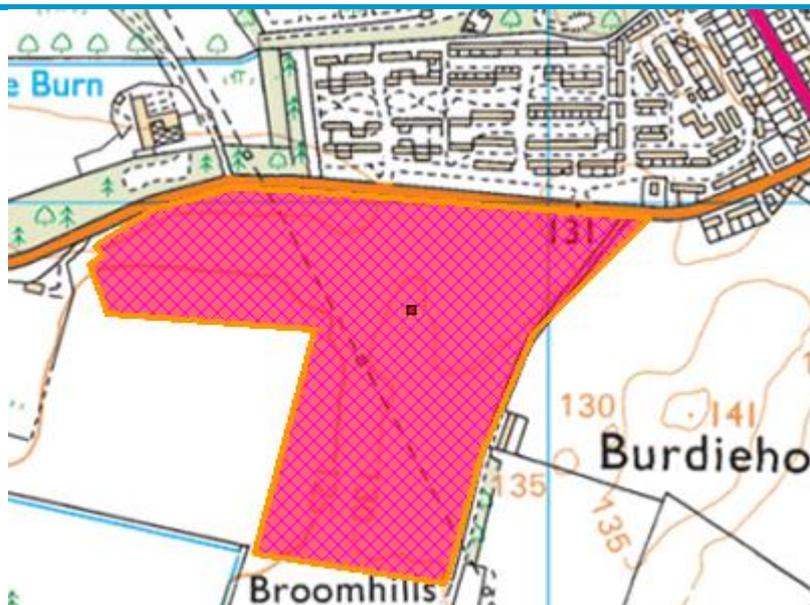
PLACE

The City of Edinburgh Council

Contact: Lesley Carus, Senior Planning Officer

E-mail:lesley.carus@edinburgh.gov.uk Tel:0131 529 3770

Location Plan



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