



Case reference	NOD-EDB-002
Application details Site address	Proposed residential development Land 1000 Metres NW SW and West of Hermiston Junction M8 Gogar Station Road, Edinburgh
Applicant Determining Authority Local Authority Area	Murray Estates City of Edinburgh
Reason(s) for notification	<i>Notification due to the proximity of the development to the statutory works undertaken by the adjacent Science and Advice for Scotland Agriculture (SASA) establishment.</i>
Representations	45
Date notified to Ministers Date of recommendation	9 June 2016 29 June
Decision / recommendation	Call in

Description of Proposal and Site:

- The proposal is for planning permission in principle for a large mixed use development on land east of Milburn Tower, West Edinburgh. The proposal includes a proposed residential development for up to 1320 houses, local centre, community facilities, primary school, green network, transport links, infrastructure and ancillary development. There is no masterplan for the site.
- The land is currently designated as green belt in the current Plan and the emerging Local Development Plan (LDP). However, the Planning Committee in 2015 amended the proposed response to the LDP examination indicating that it would not be opposed to development of the area for housing. The proposed Edinburgh LDP is currently under examination with the examination report expected in late June of this year.
- The application was recommended for refusal by officers but this decision was overturned at committee.

EIA Development:

- An Environmental Statement was submitted with the application and identifies measures to mitigate adverse effects.

Consultations and Representations:

- Scottish Government requested notification due to the proximity of the development to the statutory works undertaken by the adjacent Science and Advice for Scotland Agriculture (SASA) establishment.

- Ministers have also been asked to consider call-in of the development by third parties based on potential implications for the emerging Local Development Plan, transport and infrastructure impacts within West Edinburgh.
- The planning application received 45 letters of representation, 2 letters of support, 2 letters of comment and 41 letters of objection. Support was on grounds the development is well planned with good links to infrastructure and employment. Grounds for objection included; proposal is contrary to policy, involves loss of green belt, will have adverse visual, environmental and traffic impacts and is premature in terms of LDP.

Assessment:

SASA

1. SASA (Science and Advice for Scottish Agriculture), a Division of the SG Agriculture, Food and Rural Communities Directorate, has objected to the proposed large-scale housing development adjacent to its farm which it considers would inevitably result in significant problems for its statutory activities. SASA carries out a range of scientific work on behalf of the Scottish Government, in support of agriculture and the environment. The laboratory facilities are considered world class and their work is underpinned by the field-based activities on the surrounding agricultural land at Gogarbank Farm. SASA supports the retention of the land to the West of Edinburgh as green belt. It is against this background that SASA invested £28 million of public money in its headquarters building, which was opened in 2006. Due to SASA's green belt location and the resulting low population, SASA has been able to pursue a strategy of proactive engagement with its neighbours in terms of biosecurity. SASA has indicated that serious consideration would need to be given to moving the farm from its current location if the proposal goes ahead.

Housing

2. Following the outcome of a Flood Risk Assessment the officer report estimated that the site had a capacity of 1320 units. The report notes that a five year effective housing land supply has already been identified. This includes sites in the proposed Local development Plan (LDP) but does not include the application site. This means that the site is not required to meet housing land need. The applicant considers the development would bring houses to where jobs are within a development accessible by roads, rail, buses and trams.
3. Ministers have also issued a direction for major housing development within West Edinburgh, in view of the national importance of the West Edinburgh area, which is identified in the National Planning Framework 3 (NPF3).

Transport

4. The site lies to the western edge of the city, immediately beyond the A720 Edinburgh City Bypass. The tram depot is to the north of the site. The applicant considers the site contributes to sustainable development because it is located next to a number of bus, train and tram stops and in proximity to existing employment areas (Edinburgh Park) and retail centre (the Gyle Shopping Centre). The officer report considers there are major barriers to these facilities however, in the form of the A8 and the City Bypass. The report considers the lack of measures necessary to mitigate transport impacts, particularly those that promote active travel and public transport use, means that the development will result in an unacceptable level of car use and would not contribute to sustainable development. The Council indicate additional vehicular traffic would be likely to worsen congestion and air quality within the area.

5. Transport Scotland has raised no objection to the proposal as it does not link directly to the trunk road network. Concern has been raised by third parties regarding potential traffic impacts on the wider West Edinburgh area including the proposed International Business Gateway (IBG) to the north of the site.

Conclusion

6. Scottish Planning Policy (SPP) indicates that in some circumstances a decision to grant planning permission might be considered prejudicial to an emerging plan. The SPP goes on to clarify that this is only likely to apply where the development proposed is so substantial, or its cumulative effect so significant, that granting permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to the emerging plan.
7. The cumulative effects of this development and other proposed allocations on infrastructure within West Edinburgh are being considered through the LDP examination process. The emerging LDP sets out a spatial strategy. The purpose of this is to promote a sustainable pattern of development appropriate to the area. Where necessary this includes reviewing any green belt boundaries. It is considered that in the circumstances of this case and given the scale of the proposed development, granting permission would be likely to undermine the emerging LDP and its spatial strategy for the wider west Edinburgh area and that the proposal would therefore benefit from further scrutiny.
8. Having regard to Planning Circular 3 2009: Notification of Planning Applications, it is considered that the proposal raises such issues of national importance in terms of potential impact on statutory works undertaken at SASA's adjacent site, prematurity in relation to the LDP and potential impacts on infrastructure within the West Edinburgh Area that it should be called in for further scrutiny by Ministers.

Decision/Recommendation:

- Call in the application

ANNEX B Location map



LAND EAST OF MILLBURN TOWER
 INDICATIVE DEVELOPMENT FRAMEWORK
 MURRAY ESTATES LOTHIAN LIMITED

15068(PL)010



