



# Planning Statement & Design Statement

Bankhead Farm  
Glenbrook Road  
Balerno  
Edinburgh

Prepared by  
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On behalf of  
Mr S.Thomson



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# Section I - Background

## I.1 Introduction

I.1.1 This Planning Statement supports the application by Mr S.Thomson for **Planning Permission in Principle** for residential development at Bankhead Farm, Glenbrook Road, Balerno, Edinburgh. Based on the site area and capacity, the application is a 'Local' development as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

I.1.2 This Statement provides the context and justification for the application in terms of an outline of the proposal, Development Plan assessment and key material considerations to be taken into account.

## I.2 Description & Location

I.2.1 The site is located on the western edge of Balerno, approximately 7 miles west of Edinburgh city centre, and forms part of the former Bankhead Farm complex. As illustrated on the accompanying plan, the application site forms part of a wider established building group that comprises 8 No. residential properties within former farm buildings, including the following:-

- 6 units formed out of the adjoining steading conversion, immediately south-east of application site.
- The Coach House to the east of the south-east of the steading conversion.
- Bankhead House, the former farmhouse to the east of the Coach House.

I.2.2 The site, which is generally level, extends to approximately 0.424 hectares and predominantly comprises a dilapidated barn building and scrub land including building remains/hardstanding associated with the former farm steading. A small area of adjoining field to north and west is to be utilised

for new tree planting as part of the landscape proposals. The site is bound by vegetation/fencing to the north/west, mature trees to the north-east, the existing residential steading conversion to the south-east and Glenbrook Road to the south from where access is taken.

I.2.3 As illustrated on the historic O.S. extracts within **Appendix B**, it is evident that the site has formed part of the Bankhead Farm building grouping historically and continues to reflect this physical linkage rather than forming part of the wider countryside.

## I.3 Application Proposal

I.3.1 The purpose of this application is to seek Planning Permission in Principle for residential development with the proposal supported by a Design Statement with indicative proposed site layout which outlines the site's suitability for development and potential scope.

I.3.2 The site is capable of accommodating **up to 5 No. units** with associated landscaping and access arrangements. The existing site boundary to the north/west is to be augmented by additional tree planting with the proposed buildings to take the form of a traditional courtyard, reflecting the courtyard/walled gardens to the immediate south-east (forming the steading conversion, Coach House and walled garden part of Bankhead House).

## I.4 Planning History

I.4.1 A full application for 4 houses (ref.05/03979/FUL) was refused in February 2006 as there was no policy justification for development in the Green Belt. This matter is addressed below.

## Section 2 - Planning Policy Assessment

### 2.1 Summary of Key Policy Support

- **National Policy in terms of National Planning Framework 3 and Scottish Planning Policy support greater delivery of housing within Edinburgh and South-East Scotland. The proposal contributes positively to the four main planning outcomes.**
- **At a strategic level, SESplan requires local authorities to maintain a five year effective housing land supply. Edinburgh is failing to meet this obligation, based upon the latest Housing Land Audit.**
- **The proposal can meet criteria set out within SESplan and Edinburgh Local Development Plan policies in relation to bringing sites forward where a land supply shortfall exists. This policy framework differs from that which existed at the time of the 2005 application.**
- **In particular, the proposal would be in keeping with local character, would not undermine Green Belt objectives, infrastructure can be provided, the site is effective and can contribute housing units in the short term and, the proposal can contribute to principles of sustainable development (as set out in Scottish Planning Policy).**
- **The proposal can adhere to detailed policies set out within the adopted Local Development Plan.**
- **National, strategic and local policies are fully addressed below.**

## 2.2 National Planning Policy

2.2.1 National planning policy provides the framework within which planning authorities are to assess development proposals, as detailed within **National Planning Framework 3 (“NPF3”**; Scottish Government, June 2014) and **Scottish Planning Policy (“SPP”**; Scottish Government, June 2014).

2.2.2 **NPF3** highlights the need to implement a development strategy which supports growth of existing communities and creates sustainable patterns of travel and land-use, whilst balancing existing character, built and natural assets. This need is at its greatest in South East Scotland, with NPF3 highlighting the need to **“see greater and more concerted effort to deliver a generous supply of housing land in this area”** (p.13) with Edinburgh the key service centre.

2.2.3 This approach is supported by **SPP** (Para. 28 & 29) which, **“introduces a presumption in favour of development that contributes to sustainable development”**. Paragraph 28 in particular notes that the planning system should support **“economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term”**.

2.2.4 SPP Paragraph 13 sets out four key outcomes for planning to support the overall vision of NPF3 and SPP. New development should contribute to these key outcomes and the application can be assessed as follows:

- **Outcome 1 - A successful, sustainable place – supporting economic growth and regeneration and the creation of well-designed, sustainable places** (the proposal will provide new housing within a high quality setting, reflecting traditional design of adjoining steading and courtyards building group)

- **Outcome 2 - A low carbon place – reducing our emissions and adapting to climate change** (the site is accessible for public transport, walking and cycling options to local services, being within 640m of a bus stop on Johnsburn Road with direct link to City Centre, 1060m of Dean Park Primary School, 1400m of the village centre shops/services and 1560m of Balerno Community High School - Planning Advice Note 75 states that the maximum acceptable walking distance to local facilities is 1600m - refer to Accessibility Plan in **Appendix A**)
- **Outcome 3 - A natural, resilient place – helping to protect and enhance our natural and cultural assets, and facilitating their sustainable use** (the proposal will re-use a derelict site and improve visual amenity for the immediate vicinity)
- **Outcome 4 - A more connected place – supporting better transport and digital connectivity** (as noted above, the site is accessible to local services for walking, cycling and public transport)

2.2.5 The proposed development can be assessed positively against SPP’s **policy principles**, as detailed further below in the assessment of the Development Plan.

## 2.3 Development Plan

2.3.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the **Strategic Development Plan for Edinburgh and South East Scotland (“SESplan”**, approved June 2013 with Supplementary Guidance on Housing Land approved October 2014) and the **Edinburgh Local Development Plan (“LDP”**, adopted November 2016).

2.3.2 **SESplan Supplementary Guidance on Housing Land** sets out the strategic housing land requirement for the 2009-19 and 2019-24 periods which is required to be met in full. Additionally, **SESplan Policy 6** requires that each planning authority in the SESplan area shall maintain a five years’ effective housing land supply at all times.

2.3.3 In this respect, the adopted LDP Examination Report concluded that there was a shortfall of 7,119 units in the required housing land supply to 2019 against strategic requirements. **The current position with regard to Edinburgh’s effective housing land supply is outlined in Table A and B below.**

**Table A - Strategic Housing Land Requirement**

SESplan Period	2009-19	2019-24
Requirement	22,300	7,210
Inc. 10% Generosity	24,530	7,931
Completions 09-16*	11,565	0
Net Requirement	12,965	7,931
Net Per annum	4,322	1,586

\*As per 2016 Housing Land Audit

**Table B - Effective Housing Land Supply**

5 Year Requirement 2016-21	16,138 (3 x 4,322 plus 2 x 1,586)
5 Year Effective Supply* 2016-21	11,970
Surplus/Shortfall	-4,168
% Supply Achieved	74%
No.Years Supply	3.7

\*As per 2016 Housing Land Audit

2.3.4 **Therefore, Edinburgh will fail to meet its obligations in terms of SESplan housing requirements to 2019 and also, based on the up to date 2016 Housing Land Audit, fails to provide a 5 year effective land supply contrary to SESplan Policy 6.**

2.3.5 **SESplan Policy 7** sets out criteria to be addressed for sites brought forward to maintain a five year effective housing land supply. The criteria requires that, a) development will be in keeping with the character of the settlement and local area, b) development will not undermine green belt objectives, and, c) any additional infrastructure required as a result of the development is either committed or to be funded by the developer. These requirements have been reflected at Edinburgh Local Development Plan level, as detailed below.

2.3.6 Whilst the site falls within the designated Green Belt and Special Landscape Area within the adopted LDP (covered by Policy Env10 and Policy Env11 which restrict development to certain criteria and seek to ensure that proposals do not have a significant adverse impact on landscape quality and/or rural character of the area), on the basis that there is an identified effective land supply shortfall within Edinburgh and a resultant need to grant consent to additional effective housing sites, the proposed site at Bankhead requires to be assessed against **LDP Policy Hou1 (Housing Development)**.



### 2.3.7 LDP Paragraph 222 states:

*“Policy Hou 1 reflects the emphasis on delivery of the identified land supply. However, it also sets out a mechanism through which to bring forward additional land if a 5 year supply is not maintained. The criteria which apply reflect the considerations already established through SESplan (Policy 7) as well as the Scottish Planning Policy presumption in favour of sustainable development. Whilst the green belt is established by the plan this should not automatically preclude housing development where the relevant balance of considerations points to approval and the objectives of the city wide designation of green belt are maintained.”*

### 2.3.8 The proposal can be assessed against **Part 2 of Policy Hou 1** which states:

***“Where a deficit in the maintenance of the five year housing land supply is identified (as evidenced through the housing land audit) greenfield/greenbelt housing proposals may be granted planning permission where:***

***a) The development will be in keeping with the character of the settlement and the local area.***

The proposal allows for a proportionate enlargement of the Bankhead building group which would be wholly compatible with the character of the immediate area. The proposal reflects the historic development of Bankhead and the proposed design approach allows for sympathetic redevelopment of a brownfield site. **Appendix B** elaborates upon the proposal and how it is in keeping with the character of the local area.

As per SPP policy principles on placemaking, the proposal is considered to meet the placemaking policy principles and meet the six key qualities of creating a successful place. The proposal comprises

re-use of a brownfield site within the curtilage of an accessible, existing building group in an area of housing demand. The proposed indicative site layout included within the Design Statement provides the basis for a high quality, contextual development.

***b) The development will not undermine green belt objectives.***

SESplan Policy 12 outlines the purpose of the Edinburgh Green Belt and it is considered that objectives would not be undermined on the basis that, a) the proposal would have no impact on the purpose of maintaining the identity and character of Edinburgh or lead to coalescence, b) the proposed site is brownfield in nature and therefore an appropriate location for development, c) there would be no detrimental impact upon maintaining Edinburgh’s landscape setting, with localised landscape screening capable of reinforcing the site’s connection with the existing Bankhead Farm, and, d) the proposal would not undermine opportunities for access to open space and the countryside whilst additional landscaping would enhance local visual amenity.

***c) Any additional infrastructure required (in the context of Policy Del 1, Tra 8 and the associated Supplementary Guidance) as a result of the development and to take account of its cumulative impact, including cross boundary impacts, is either available or can be provided at the appropriate time.***

The applicant is willing to enter into a proportionate legal agreement in order to assist with improvements to local infrastructure and services. The proposal is not of a scale to have cross-boundary impact. Policies and guidance on developer contributions



and transport are addressed below, including identified contributions.

***d) The site is effective or capable of becoming effective in the relevant timeframe.***

On the basis that planning permission in principle was granted within statutory timescales (i.e. July 2017), approval of matters specified in conditions and technical approvals could be in place by Autumn 2017 to allow for construction over 12 month period with occupations possible by the end of 2018. The site could therefore contribute housing units to the current effective land supply shortfall and Edinburgh's pre-2019 requirement.

The **site is effective** in terms of guidance set out within PAN 2/2010 Affordable Housing and Housing Land Audits, being free of potential site constraints and able to deliver units within the plan period and 5 year effective land supply. Specifically:

- **Ownership:** the site owner intends to develop the site (Mr Thomson also developed the steading conversion at nearby Goodtrees Farm for 5 units, application ref. I4/01223/FUL).
- **Physical:** the site is capable of development subject to detailed site investigation.
- **Contamination:** a full Site Investigation is required but given historic use associated with farm steading, contamination is not expected to be an issue.
- **Deficit Funding:** the development is to be privately funded, also allowing for any required infrastructure upgrades.
- **Marketability:** the site is within a marketable

location and could be completed by the end of 2018.

- **Infrastructure:** utility connections are available to the site.

- **Land Use:** housing is the proposed use for the site and compatible with adjoining use.

***e) The proposal contributes to the principles of sustainable development.***

Scottish Planning Policy sets out sustainability policy principles (Para.29), which the proposal accord with, namely:

- Net economic benefit of approving this proposal includes employment opportunities through the construction process, family accommodation and increased council tax revenue.
- The proposal responds to economic issues, challenges and opportunities in terms of contributing to the identified housing land supply shortfall.
- The proposal supports good design and addresses the six qualities of successful places, with the proposed courtyard design within landscape setting on a derelict site being distinctive, safe and pleasant, welcoming, adaptable, resource efficient and easy to move around and beyond.
- The proposal makes efficient use of land by regenerating a derelict site.
- The proposal provides accessible housing within walking distance of local services, amenities and public transport links, as illustrated on the Accessibility Plan in **Appendix A**. The

site would not provide a significant increase in vehicular movement and adequate access can be achieved.

- The proposal supports the local centre at Balerno.
- The proposal has no adverse impact upon flood risk, cultural or natural heritage assets. In particular, SEPA Flood Mapping shows no fluvial flood risk with surface water flooding capable of being addressed via a suitable SUDS scheme. There is no inter-visibility between the site and the B Listed Bankhead House, which is separated from the site by the existing steading development and woodland. The historic OS plan extracts within the Design Statement demonstrate the site's historic relationship with the building group and enclosure from the wider rural area. The proposal would enhance existing landscape character in terms of improved visual amenity by removing a derelict site and making use of a brownfield opportunity.
- The proposal would not constitute over-development and would protect the amenity of neighbouring residents.

**2.3.13 Overall, the proposal wholly accords with LDP Policy Hou1 (Part 2), meeting the five criteria.**

**2.3.14 LDP policy on developer contributions/ infrastructure can be addressed as follows:**

- **Policy Del 1** (Developer Contributions and Infrastructure Delivery), **Policy Tra 8** (Provision of Transport Infrastructure) and associated **Supplementary Guidance on Developer**

**Contributions and Infrastructure Delivery** is based on a contribution zone approach to transport, education, green space, public realm and primary healthcare requirements (the latter element included in draft version of revised guidance published in March 2017 and yet to be adopted).

- With regard to education, the proposal of up to 5 houses would generate 1.3 non-denominational Primary School pupils, 0.2 denominational Primary School pupils, 0.85 non-denominational Secondary School pupils and 0.15 denominational Secondary School pupils.
- The site is located within the South West 1 education contribution zone where the only actions required are for non-denominational Primary School extensions (Currie and Dean Park).
- The site is located within three transport contribution zones; Calder and Hermiston, Hermiston Park & Ride and Gillespie Crossroads. The need for contributions would require clarification for a proposal of this scale.
- The site is located within the proposed South West healthcare contribution zone which identifies a need for medical practice expansion to accommodate growth.
- Contributions to Greenspace and Public Realm measures are also not quantified per unit and would require further clarification, if applicable to a proposal of this scale.
- **Contribution requirements would require further discussion with the Council.**

2.3.15 **LDP Policy on design** is addressed via the Design Statement in **Appendix B** but the proposal can be summarised as follows:

- **Policy Des1** (Design Quality & Context) in that the proposal completes the building group at Bankhead and can create a strong sense of place;
- **Policy Des3** (Development Design - Incorporating and enhancing existing and potential features) - the proposal would incorporate existing boundary trees and design would reflect adjoining steading conversion.
- **Policy Des4** (Impact On Setting) can be addressed at the detailed design stage in terms of height, form, scale, proportions, positioning of buildings, materials and detailing;
- **Policy Des5** (Amenity) can also be addressed via detailed design in terms of impact upon neighbouring amenity, flexible living space, community security, public/private space distinction and integration of ancillary services;
- **Policy Des6** (Sustainable Buildings) can be addressed via detailed design considerations;
- **Policy Des7** (Layout Design), **Policy Hou2** (Housing Mix), **Policy Hou3** (Private Green Space) and **Policy Hou4** (Housing Density) can all be addressed via detailed design to ensure an appropriately and contextually designed site, in line with Edinburgh Design Guidance.
- **Policy Des9** (Urban Edge Development) - the proposal would conserve and enhance the immediate landscape setting at Bankhead with additional proposed landscaping improving amenity and biodiversity.

2.3.16 **LDP Policy on heritage** can be addressed with regard to **Policy Env 3** (Listed Buildings - Setting) as the proposal is screened at present from the B Listed Bankhead House.

2.3.17 **LDP Policy on landscape** can be addressed with regard to **Policy Env 11** (Special Landscape Areas) as the proposal is re-using a brownfield site which is within the curtilage of the Bankhead Farm building complex. The proposal would allow for visual amenity improvement with the additional benefit of new planting to further enclose the site from the wider landscape setting. There would therefore be a positive rather than adverse impact on the qualities of the wider Special Landscape Area.

2.3.18 Additionally, **Policy Env 12** (Trees) can be adhered to as the proposal would retain existing mature trees on the site boundary and add new planting along the northern and western boundaries.

2.3.19 LDP Policy on affordable housing would not apply as the proposal is for less than 12 units.

## Section 3- Conclusions

3.1 The preceding Statement, in conjunction with the appended supporting documentation, demonstrates that **the proposal is Development Plan compliant and should be granted planning permission.**

3.2 The grounds of support specifically relate to the following key points:

- The applicant is seeking Planning Permission in Principle for residential development (up to 5 No. units) along with associated landscaping at Bankhead Farm.
- National and strategic planning policy requires local authorities to maintain a five year effective housing land supply and Edinburgh is failing to meet this obligation, based upon the latest Housing Land Audit.
- The proposal can meet criteria set out within SESplan and Edinburgh Local Development Plan policies in relation to bringing sites forward where a land supply shortfall exists. This policy framework did not exist at the time of a previous application in 2005.
- The proposal would be in keeping with local character as the site forms part of the curtilage of Bankhead Farm and the proposed traditional courtyard development form reflects the adjoining steading conversion and Bankhead Farm character.
- The proposal would not undermine Green Belt objectives given the small-scale nature of the site with scope to improve visual appearance of the landscape through removal of a derelict structure and redevelopment of a brownfield site.
- The proposal would contribute towards required education and transport infrastructure,

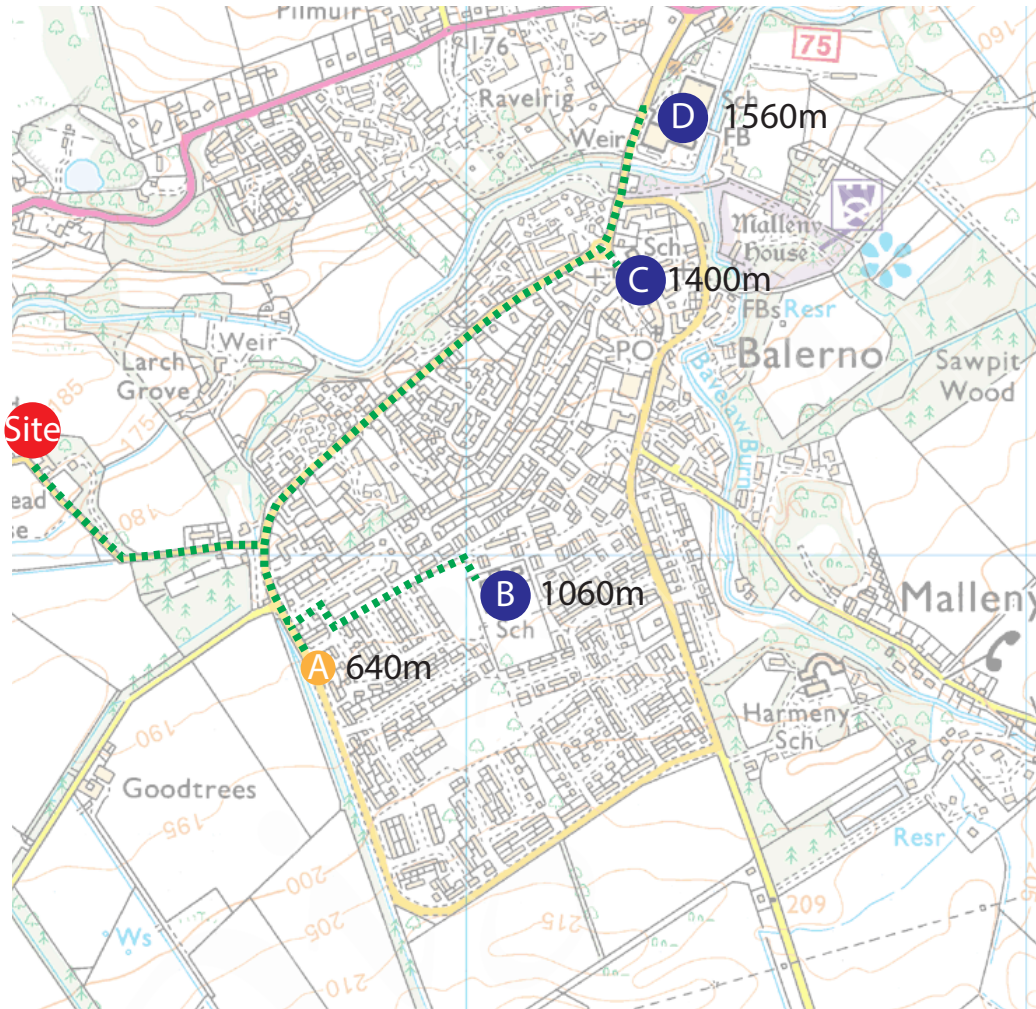
as per Supplementary Guidance.

- The site is effective in terms of PAN2/2010 criteria and can contribute housing units in the short term.
- The proposal can contribute to principles of sustainable development, as per Scottish Planning Policy sustainability principles. In particular, the site is within walking and cycling distance of local services and amenities with public transport also within close walking distance.
- The proposal accords with wider Scottish Planning Policies including placemaking, housing, historic environment, natural environment, green infrastructure, flood risk/drainage and sustainable transport.
- The proposal can adhere to detailed policies set out within the adopted Local Development Plan.
- The proposed site layout demonstrates how the proposal can provide a positive contribution by way of sensitive design, appropriate for its context






3.3 On the basis of the foregoing, it is respectfully requested that the submitted planning application be granted approval by City of Edinburgh Council.

# Appendix A - Site Accessibility Plan

## Bankhead Farm Accessibility Plan



### Key

-  Walking Route (400m = 5 minutes, 800m = 10 minutes, 1600m = 20 minutes)
-  Bus Stop - Lothian Service 44 (high frequency, 33 mins to Haymarket)
-  Dean Park Primary School and Play Park
-  Village Centre; Supermarket, Dentist, Nursery, Library, Community Centre, Restaurants/Bars, Church, Bowling Club, Tennis Courts, Police Station, Post Office
-  Balerno Community High School

# Appendix B - Design Statement

matt hamlett **architecture + design**

## **DESIGN STATEMENT – BANKHEAD FARM**

### **APPLICATION FOR PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT OF UP TO 5 HOUSES**

**Bankhead Farm, Glenbrook Road, Balerno**

**Client: Mr Simon Thomson**

**Architect: Matt Hamlett Architecture + Design**

**Planning Consultant: Clarendon Planning & Development**



## SECTION I - INTRODUCTION

This Design Statement supports an application for Planning Permission In Principle for a residential development at Bankhead Farm, Glenbrook Road, Balerno, hereafter referred to as the proposed development.

The topics that a Design Statement is required to cover are set out in the Town and Country Planning Development Management Procedure Regulations, Planning Advice Note 68: Design Statements and Planning Advice Note 78: Inclusive Design. The design approach is also in accordance with national policy set out in Scottish Planning Policy, Creating Places and Designing Streets and has also taken into account approved Edinburgh Design Guidance.

This Statement should be read in conjunction with the Planning Statement.

Section 2 details the site including existing characteristics, historic development context and character.

Section 3 outlines the applicant's approach to design from previous, similar developments in the local area.

Section 4 provides a proposed site layout and supporting 3D indicative visuals.

Section 5 addresses Local Development Plan design policy.

Section 6 provides a conclusion.



## SECTION 2 - THE SITE & HISTORIC CONTEXT

The site is located to the west of Balerno, along the Glenbrook Road, and about 25m to the North West of a group of 8 houses, including 50, 52, 54, 56, 58, 60 Glenbrook Road, a converted outbuilding called the Coach House, and Bankhead House which has a large walled garden. To the west are a series of sheep handling facilities which are no longer required. To the north the site is bounded by a post and wire fence. There is a line of mature trees to the North East running in a northerly direction.

The entrance is off Glenbrook Road, which currently serves 56,58 & 60 Glenbrook Road. Visibility from the site access is good in both directions and there is a speed limit of 30mph currently in force.

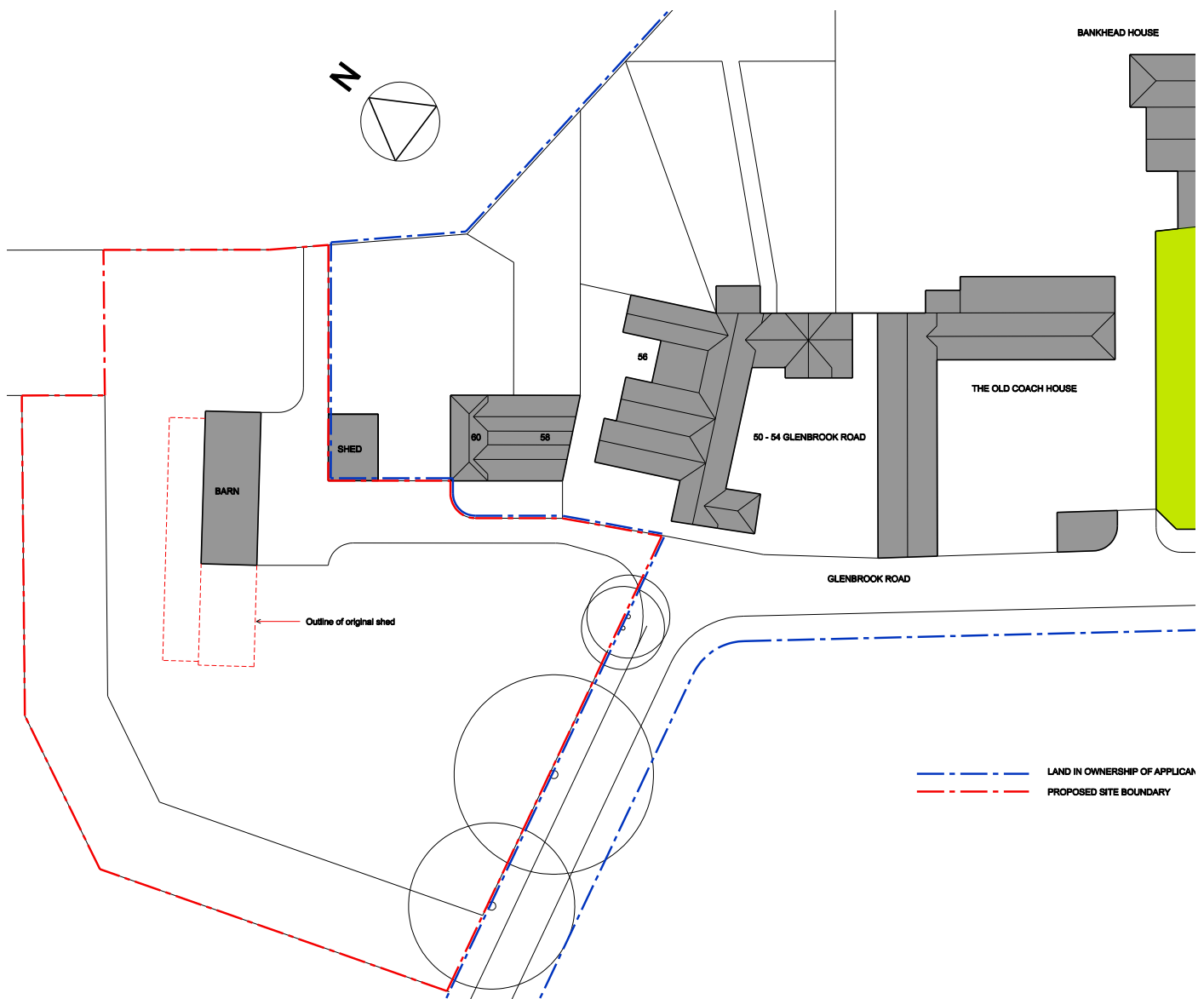
The site was originally part of a group of buildings forming Bankhead Farm which in turn was part of the larger Glenpark Farms Estate. The existing barn structure dates back to the mid 20th century and included a calving shed (which no longer exists) and an implement shed to the rear, of which only a small portion remains. **Figure 1** below illustrates the farm as whole, highlighting the proposed site.



Fig.1 - Aerial view of Bankhead Farm from South taken circa 1990

Bankhead farm included a number of vernacular buildings dating back to the early to mid 19th century, which became increasingly redundant by the 1980s, as they were too small for modern farming use and there were larger, newer buildings elsewhere on the estate. These vernacular buildings were redeveloped in 2003 – 2005 to form 6 number dwellings (50,52,54,56,58 and 60 Glenpark Road – Planning Application refs. 03/00933/FUL & 04/02952/FUL).

**Figure 2** below illustrates the existing site layout and adjoining buildings at Bankhead. **Figures 3 and 4** illustrate the site’s historic physical enclosure within the Bankhead Farm building complex. **Figures 5-8** below provide images of the existing site.



**Fig.2 - Existing Site Plan Extract (included as separate document)**

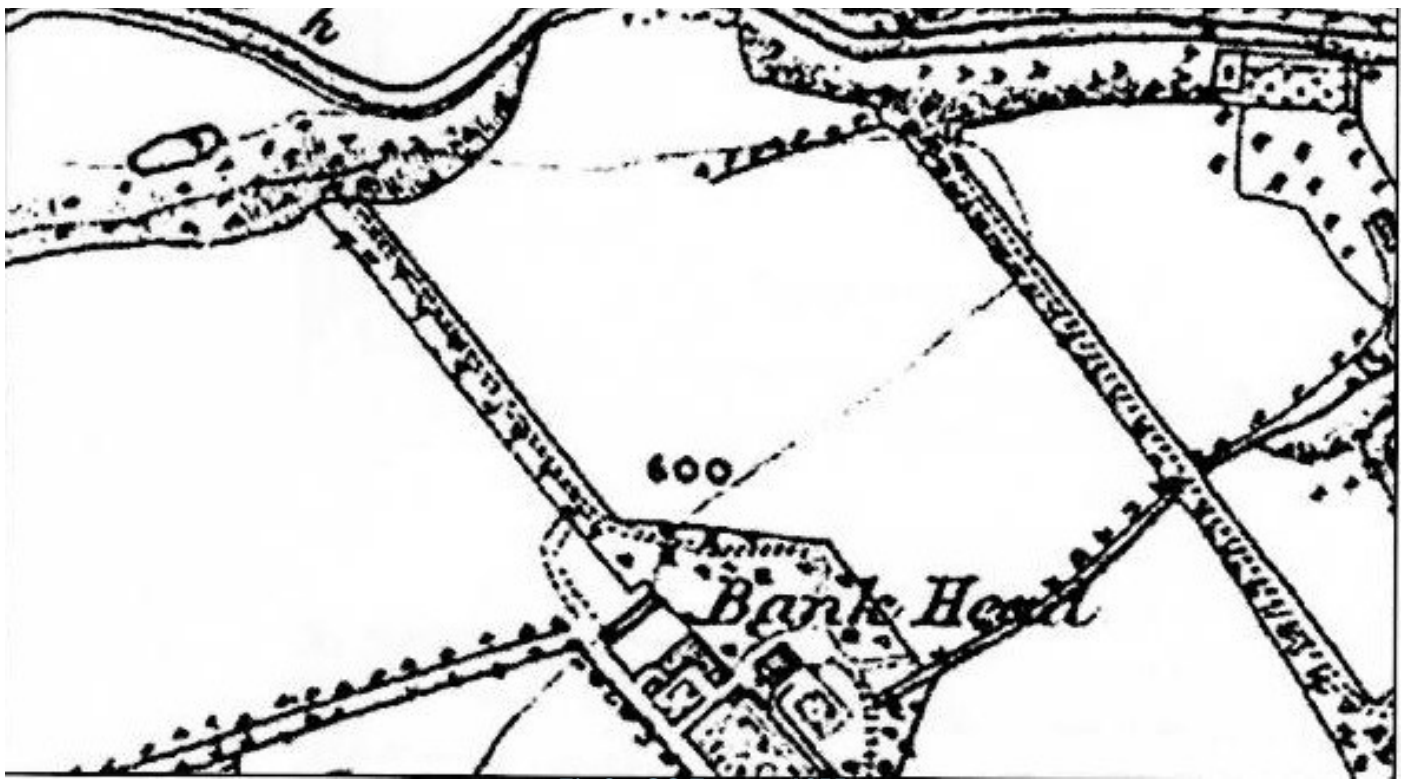


Fig.3 - OS Extract 1855

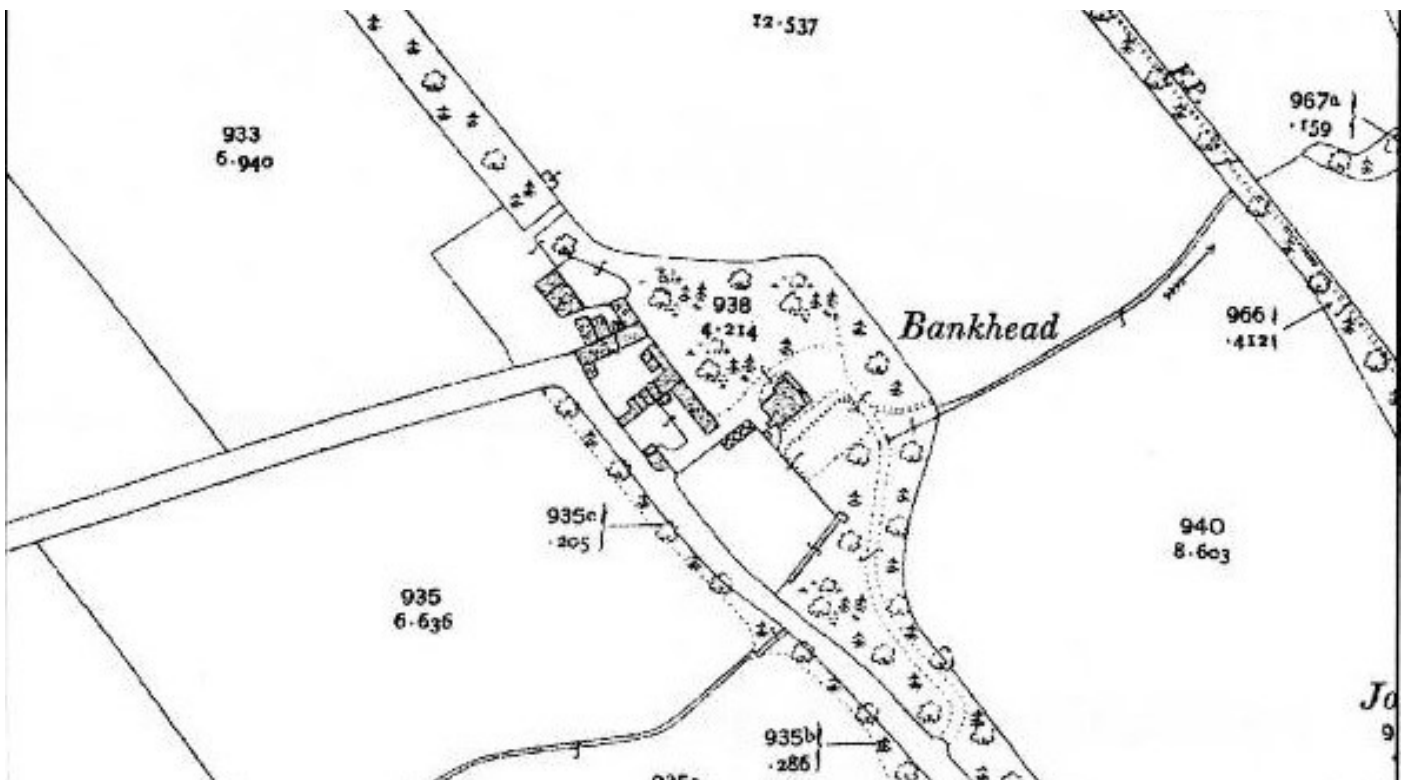


Fig.4 - OS Extract 1913





**Fig.5 - View of Barn from NE**



**Fig.6 - View of Barn from W**





Fig.7 - View of Site from SW



Fig.8 - View from within site to S



## Landscape Context

The proposed site is located within a wider Special Landscape Area, as defined within the adopted Local Development Plan. The wider area is characterised by shelterbelt planting forming a patchwork of fields within the landscape to the south-west of Balerno.

The site is located within the curtilage of Bankhead Farm, which sits on the edge of one of these shelterbelts north of Glenbrook Road. As **Figure 9** below illustrates, the site is well contained from the wider landscape and associated views by these shelterbelts to the north-east and north-west, in addition to existing trees and built structures along Glenbrook Road.

There would be no visual impact upon the wider landscape and, in the immediate vicinity, the impact would be positive through additional planting.



Fig.9 - Landscape Context



### SECTION 3 - APPLICANT APPROACH

The applicant, Mr Thomson, has previously converted both the adjoining Bankhead Farm steading (ref.03/00933/FUL and 04/02952/FUL) and more recently Goodtrees Steading (ref.14/01223/FUL), which lies nearby. Both are good examples of what can be achieved in the conversion of redundant farm buildings. The work has been carried out with great attention to detail and provides a significant improvement to what existed on site previously. The same principles can be applied to the proposed development at Bankhead Farm. Figure 10 and 11 below illustrate the recent Goodtrees steading conversion.



Fig.10 - Goodtrees Steading Conversion 1



Fig.11 - Goodtrees Steading Conversion 2