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Decision date: 8 June 2021

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Proposed mixed-use development comprising residential development (Class 9), health centre (Class 2), community facility (Class 10), outdoor recreational area (Class 11) and associated landscaping, access and infrastructure works.
At Land 322 Metres West Of 6 Ravelrig Road Balerno

Application No: 20/04611/PPP

DECISION NOTICE

With reference to your application for Planning Permission in Principle registered on 29 October 2020, this has been decided by **Committee Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

Conditions:-

Reasons:-

1. The principle of residential development is contrary to policy Hou 1 part 1 of the Edinburgh Local Development Plan as the proposed development is not an allocated site or located within the urban area and will fail to comply with the criterion identified with Policy ENV 10. The proposal is not considered to be a sustainable development in accordance with the principles set out within the SPP.

2. The application fails to demonstrate compliance with Edinburgh Local Development Plan Policies Tra 2 and Tra 8, in terms of transport and accessibility with specific reference to the reliance on private car usage.

3. The application fails to demonstrate that a good level of amenity can be achieved through compliance with Edinburgh Local Development Plan Policy Des 5 in terms of potential noise impact from nearby uses.

4. The application fails to demonstrate that the development will not have an adverse impact upon air quality, and therefore it does not comply with Edinburgh Local Development Plan Policy Env 22.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01-05, represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The application for Planning Permission in Principle for residential development that proposes approximately 350 houses in the Green Belt is contrary to the strategic strategy of the Edinburgh Local Development Plan (LDP).

The principle of residential development is contrary to policy Env 10 and Hou 1 part 1 of the LDP. Hou 1 Part 2 is not considered to be invoked as the Housing Land Audit and Completions Programme (HLACP) demonstrates that there is more than sufficient effective land available for development in the City for Edinburgh to meet the current housing land requirement set by the first Strategic Development Plan (SDP).

The proposal is not considered to be a sustainable development in accordance with the principles set out within the Scottish Planning Policy (SPP).

The application fails to demonstrate compliance with LDP Policies Tra 2 and Tra 8, in terms of transport and accessibility. The proposal is likely to be car dependent with limited sustainable transport modes promoted in the application. The application fails to comply with LDP Des 6 in terms of Sustainability.

The application fails to demonstrate that a good level of amenity can be achieved through compliance with LDP Policies Des 5. Furthermore, the application fails to demonstrate that the development will not have an adverse impact upon air quality, and therefore it does not comply with LDP Policy Env 22.

There are no material considerations that outweigh this decision.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Sonia Macdonald directly at sonia.macdonald@edinburgh.gov.uk.

A handwritten signature in black ink, appearing to read 'Sonia', followed by a long horizontal flourish.

Chief Planning Officer
PLACE
The City of Edinburgh Council

NOTES

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under section 47 of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The appeal can be made online at www.eplanning.scot or forms can be downloaded from that website and sent to the Planning and Environmental Appeals Division, 4 The Courtyard, Callendar Business Park, FALKIRK FK1 1XR.
2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.