



**APPLICATION FOR PLANNING PERMISSION 17/00773/DPP,
FORMATION AND INSTALLATION OF SUSTAINABLE URBAN
DRAINAGE SYSTEM (SUDS) AT EASTER BUSH CAMPUS, BUSH FARM
ROAD, ROSLIN**

Report by Head of Communities and Economy

1 SUMMARY OF APPLICATION AND RECOMMENDED DECISION

- 1.1 The application is for the formation and installation of sustainable urban drainage systems (SUDS) at Easter Bush Campus, Bush Farm Road, Roslin. There have been no representations and consultation responses from Scottish Environment Protection Agency (SEPA) and the Council's Policy and Road Safety Manager. The relevant development plan policies are STRAT1, STRAT5, ECON2 and ENV14 of the Midlothian Local Development Plan. The recommendation is to grant planning permission subject to conditions.**

2 LOCATION AND SITE DESCRIPTION

- 2.1** Easter Bush Campus is a long-established university campus set in a rural location and forms an integral part of the Midlothian Science Zone. The campus is home to a number of facilities relating to veterinary medicine and bioscience; and is owned by the University of Edinburgh. Easter Bush was originally a farm steading and there are some 19thC farm buildings still remaining, although they have been converted to uses related to the campus. The campus saw significant development in the 1960's and again in the last 20 years; the majority of the buildings on the campus date from these two periods.
- 2.2** The application site boundary encloses an area of 24.5 hectares. The site includes the majority of the existing buildings at the campus; some areas of spine and perimeter road; and some undeveloped areas of grazing land.
- 2.3** The campus is bounded to the south west by the Forestry Commission's Northern Research Station; to the south east by Scottish Enterprise's BioCampus research park; to the north by Midlothian Innovation Centre business park; and on the remaining sides by grazing land. The external boundaries of the campus are demarcated by long established belts of woodland.

3 PROPOSAL

- 3.1 The existing SUDS facilities at Easter Bush have been formed on a development by development basis, with individual schemes for each development. Most of the existing SUDS schemes drain into the existing SUDS pond which was formed to support the Roslin Institute building. It is now proposed to establish a campus wide SUDS scheme that will accommodate the existing buildings and future development plans.
- 3.2 The proposal comprises a SUDS pond with an area of 4167 sqm; a SUDS basin with an area of 1027 sqm; 10 swales with a total combined area of 2367 sqm; 3 areas of permeable paving with a total combined area of 14,635 sqm; and 1.3 km of connecting pipework.

4 BACKGROUND

- 4.1 The campus has been the subject of significant development over the last 10 years; the infrastructure will serve the following recent consents.
- 4.2 Planning application 07/00091/FUL for the new vet school was granted permission on 24 September 2007. This building is complete and occupied.
- 4.3 Planning application 08/00338/FUL for the EBRC building (Easter Bush Research Centre - Roslin Institute) was granted permission on 4 December 2008. This building is complete and occupied.
- 4.4 Planning application 14/00130/DPP for the Centre Building was granted permission on 14 August 2014. This building is complete and occupied.
- 4.5 Planning application 14/00713/DPP for the Energy Centre building was granted permission on 1 December 2014. This building is currently under construction.
- 4.6 Planning application 15/00381/DPP for the Equine Diagnostic, Surgical and Critical Care Unit was granted permission on 06 July 2015. This building is complete and occupied.
- 4.7 Planning application 16/00472/DPP for the Large Animal Research and Imaging Facility (LARIF building) was granted permission on 20 March 2017. This building is currently under construction.
- 4.8 The infrastructure will also serve a number of older facilities which house the Large Animal Hospital, Small Animal Hospital and Equine facilities.
- 4.9 The applicant carried out a pre-application consultation (17/00339/PAC) for the installation of sustainable urban drainage

systems (SUDS) on the site, which was reported to Committee at its meeting of 22 August 2017. The application site was also the subject of an Environmental Impact Assessment (EIA) Screening Opinion as part of the current application; an Environmental Statement was not required.

5 CONSULTATIONS

- 5.1 The **Scottish Environment Protection Agency (SEPA)** has no objection/comment.
- 5.2 The Council's **Policy and Road Safety** Manager has responsibility for the Council's functions with regard to flood risk and surface water management and has no objection/comment.

6 REPRESENTATIONS

- 6.1 No representations have been received in connection with this application.

7 PLANNING POLICY

- 7.1 The development plan is comprised of the Edinburgh and South East Scotland Strategic Development Plan (June 2013) and the Midlothian Local Development Plan 2017 (MLDP). The following policies are relevant to the proposal:

Midlothian Local Development Plan 2017 (MLDP)

- 7.2 Policy **STRAT1: Committed Development** seeks the early implementation of all committed development sites and related infrastructure, including sites in the established economic land supply. Committed development includes those sites allocated in previous development plans which are continued in the MLDP.
- 7.3 Policy **STRAT5 Strategic Employment Land Allocations** supports development for employment uses on sites identified as strategic employment land allocations.
- 7.4 Policy **ECON2: The Bush Bioscience Cluster** states that the cluster, of which the application site forms part, will be safeguarded for the specific purpose of supporting and expanding bioscience research and development. Development will be supported on committed development sites, allocated sites and on non-allocated sites within the *Bush Framework Masterplan*; subject to detailed design, scale and landscape impact being acceptable and the necessary local and strategic infrastructure requirements of the MLDP being met.
- 7.5 Policy **ENV14: Regionally and Locally Important Nature Conservation Sites** states that development will not be permitted

where it could adversely affect the nature conservation interest of such sites, unless it can be demonstrated that appropriate mitigation measures are in place.

8 PLANNING ISSUES

- 8.1 The main issue to be determined is whether the proposal accords with the development plan, unless material planning considerations indicate otherwise. The consultation responses received are material considerations.
- 8.2 The existing campus is a long established bioscience research and development use where there is a presumption of appropriate development including infrastructure and enabling works as proposed in the application. Development has been consistently supported by Midlothian Council and by development plan policies. The infrastructure will serve both existing occupants of the campus and future development. While the majority of the application site does not form part of either a committed development site or an allocated site; the long history of development associated with veterinary medicine at Easter Bush is a material consideration in the assessment of this proposal. Furthermore those works which are outwith the designated allocations do not constitute the construction of buildings and are of a form which is reflective of their rural setting. The development therefore complies with the aims of policies STRAT1, STRAT5 and ECON2 of the MLDP and supports the existing and planned development at the Easter Bush Campus.
- 8.3 Features such as swales, basins and ponds are common features of modern campuses such as Easter Bush; the various features will not appear out of character with the surrounding area. The permeable paving will be incorporated within areas of car parking and will not have a detrimental impact on the character of the surrounding area.

9 RECOMMENDATION

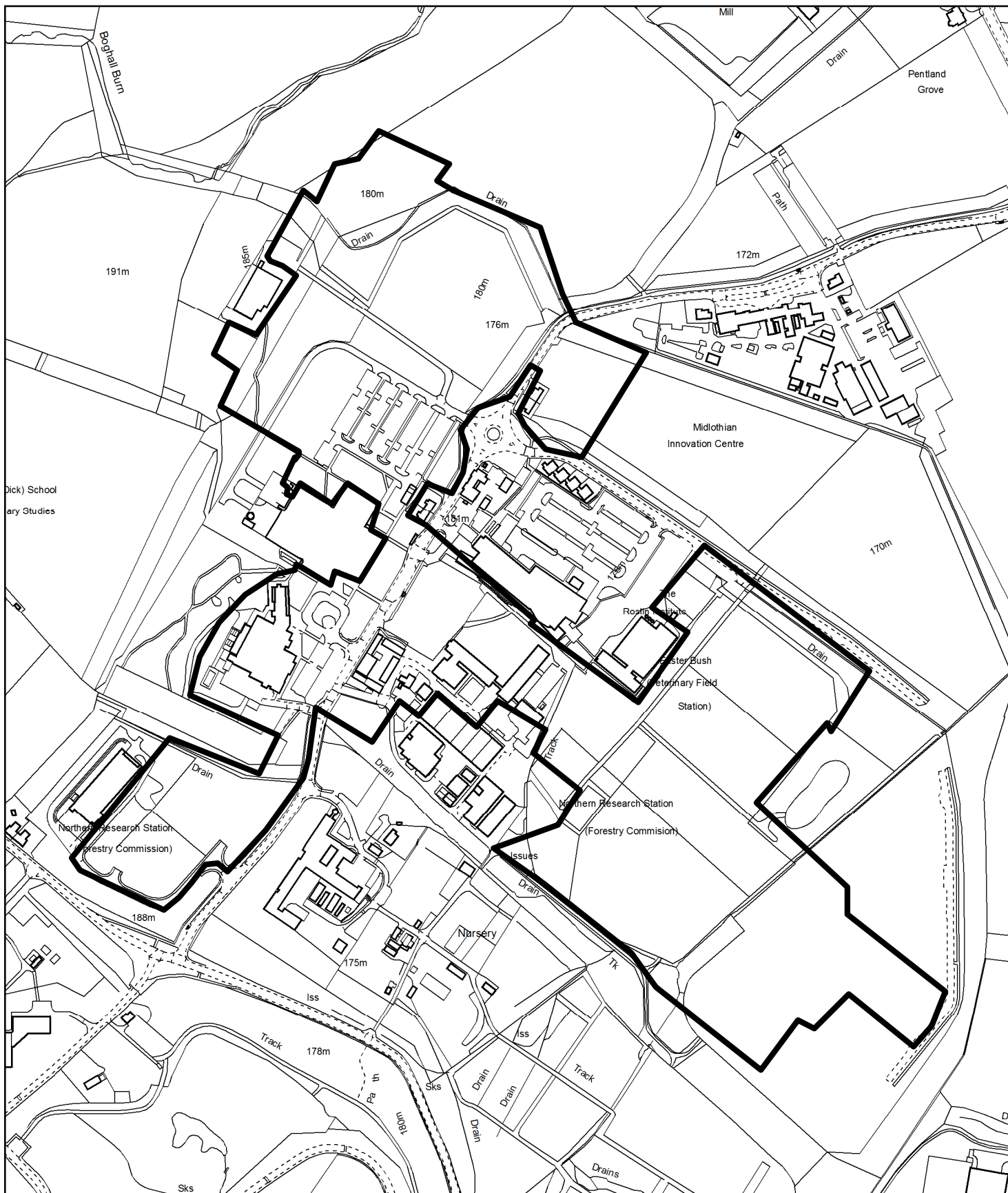
- 9.1 That planning permission be granted for the following reason:

The proposed development will support the furtherance of existing activities within the Bush Bioscience Cluster. The proposal therefore complies with the aims of policies STRAT1, STRAT5 and ECON2 of the adopted Midlothian Local Development Plan 2017.

Ian Johnson
Head of Communities and Economy

Date: 22 December 2017

Application No: 17/00773/DPP
Applicant: University of Edinburgh
Agent: Atkins
Validation Date: 28 September 2017
Contact Person: Graeme King
Tel No: 0131 271 3332
Background Papers: 17/00339/PAC



**Education, Economy
& Communities**
Midlothian Council
Fairfield House
8 Lothian Road
Dalkeith
EH22 3AA

Easter Bush Campus, Bush Farm Road, Roslin

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