

Briefing Note on New Brunstane as at 30th August 2022

Background

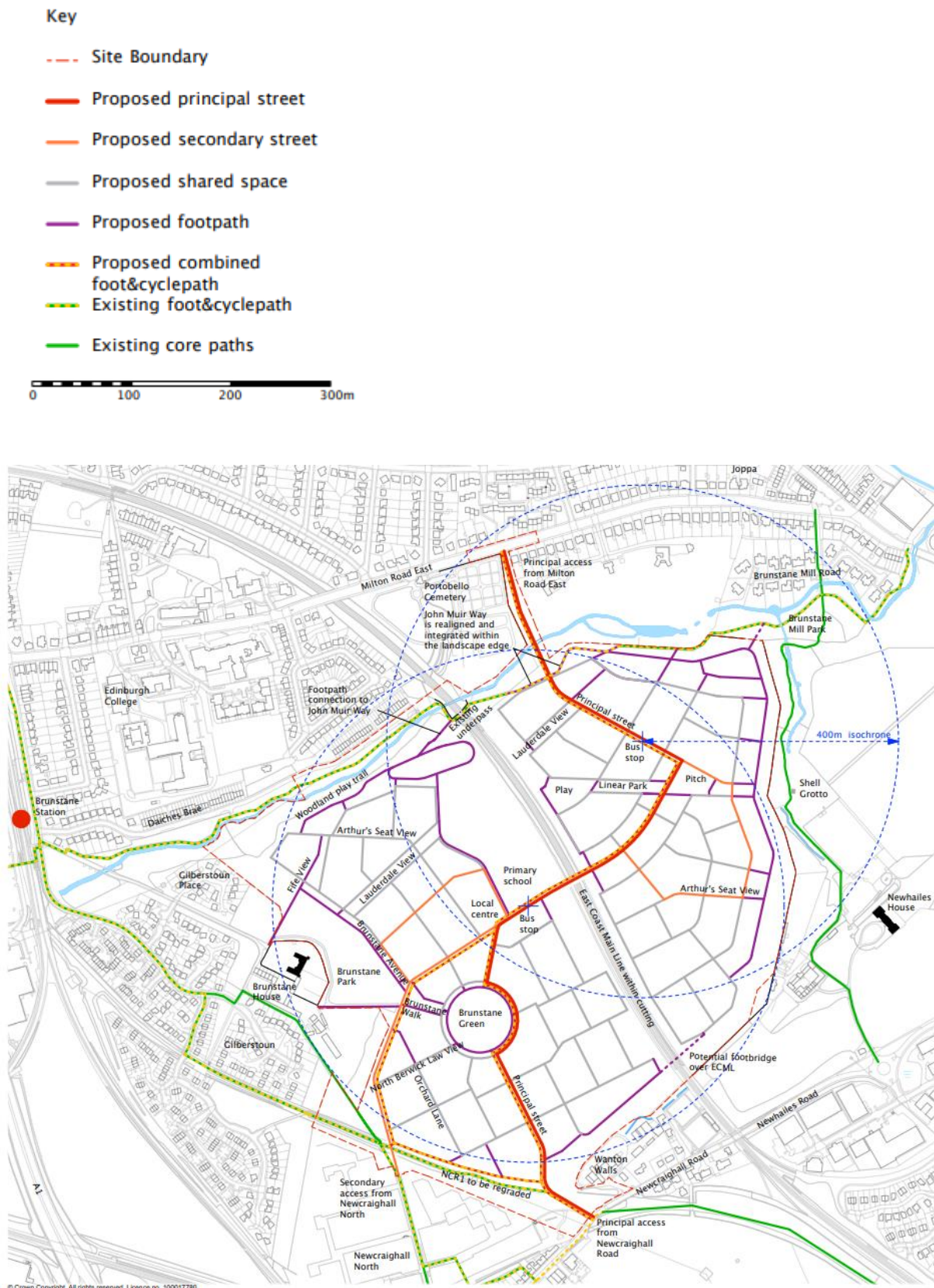
15/05835/PAN was validated on 17 December 2015. This proposal of Application Notice was for residential development, new primary school, new local centre including retail and other ancillary commercial uses and community facilities, parkland and other associated infrastructure. This was required as the forthcoming application is classed as a major development. The community engagement included drop in exhibitions and details of public events were advertised in Edinburgh Evening News and sent to Community Councils, Local Ward Councillors, Neighbourhood Partnership and the MP/MSPs. Posters/leaflets advertising the consultation events were displayed in places of public access - community and other local facilities. The case officer attended a public exhibition event at the Kings Manor Hotel that was well attended.

16/04122/PPP was validated on 25th August 2016. As this was a major application, it was subject to the statutory process for an Environmental Impact Appraisal application – the details were published in the weekly list, neighbours were notified and given until 28th October 2016 to make representations. Over 300 representations were made – some supporting and some objecting on a wide range of issues including access arrangements and transport. This application was the subject of a hearing at Development Management Sub-Committee where the outcome was minded to grant on 19 April 2017 subject to a legal agreement. The legal agreement was signed and then finally granted planning permission on 20 November 2020.

The PPP included a strategic masterplan, strategic landscape framework and strategic movement framework. It also included a strategic masterplan report which sets out detailed masterplan and design code for the development of this site. Further details of the 433 documents submitted including the transport statement can be found on our planning portal: [16/04122/PPP | Proposed residential development \(including class 8 residential institutions, class 9 houses and sui generis flats\) primary school \(class 10 non-residential institutions\) local centre \(including class 1 retail, class 2 financial services, class 3 food and drink, class 10 non residential institutions and class 11 assembly and leisure \), green network, access and transport links, infrastructure and associated ancillary works \(as amended.\) | Land 445 Metres North Of 103 Newcraighall Road Edinburgh](#)

Condition 12 of 16/04122/PPP requires any reserve matters to be substantially in accordance with these documents.

The movement framework is shown here:



As shown there are two proposed accesses from the south – the principal access from Benhar Road, Newcraighall Road and the secondary access from Bauld Drive to Newcraighall Road. Both accesses are required to facilitate this development. These accesses were agreed as part of the PPP application by Committee.

The development of the West field necessitates two vehicle access as shown. The main access would be for construction traffic and a bus route. The secondary access is also required given the likely level of residential units coming forward. In the street hierarchy, it is expected that the principal access would be wider, including a bus route and more heavily used. The secondary street access serves a secondary street so would be narrower and less used. The principal route would have a signalised junction from Newcraighall Road at Benhar Road.

Current applications

The principle of residential development on this has already been agreed under 16/04122/PPP as set out above. The applicant now needs to address the conditions attached to this planning permission in principle on the details.

There have since been two applications submitted both of which are AMC – ‘Approved of Matters Specified in the Conditions’ in relation to the Planning permission in principle.

22/03945/AMC - [22/03945/AMC | Approval of matters specified in conditions 1 in part 2 in part, 5, 6, 7, 8, 9, \(in part\), 10, 11 and 13 in part of planning permission 16/04122/PPP for access, landscaping and infrastructure works associated with residential-led mixed use development | Land 445 Metres North Of 103 Newcraighall Road Edinburgh](#)

This application is for the access, landscaping and infrastructure to the south of the site near to Newcraighall Road only. This was submitted on 17 August 2022 and neighbours and other interested parties have until Thursday 8th September 2022 to make any representations. These can be made through the planning portal: [22/03945/AMC | Approval of matters specified in conditions 1 in part 2 in part, 5, 6, 7, 8, 9, \(in part\), 10, 11 and 13 in part of planning permission 16/04122/PPP for access, landscaping and infrastructure works associated with residential-led mixed use development | Land 445 Metres North Of 103 Newcraighall Road Edinburgh](#) Please use the comments tab and submit any representations prior to the deadline of 8th September.

Another AMC has been submitted at the same time:

22/03946/AMC - [22/03946/AMC | Approval of matters specified in conditions 1 \(in part\), 2, 5, 6, 7, 8, 9 \(in part\) 10, 11, 13, 14 and 15 of planning permission 16/04122/PPP for the erection of 676 dwellings including affordable housing, local centre comprising class 1, 2, 3, 4, 10 and 11 and associated access, landscaping, open space and infrastructure. | Land 445 Metres North Of 103 Newcraighall Road Edinburgh](#)

This application is for the residential development, local centre and associated infrastructure on the west side of the East Coast Main Line. This was also submitted on 17 August 2022. Due to the size of the proposal, and the amount of information submitted, I have received requests to extend the deadline for comments. I have accepted these requests. Therefore, neighbours and other interested parties have until 30 September 2022 to make any representations. This can be made through the Planning Portal: [22/03946/AMC | Approval of matters specified in conditions 1 \(in part\), 2, 5, 6, 7, 8,](#)

[9 \(in part\) 10, 11, 13, 14 and 15 of planning permission 16/04122/PPP for the erection of 676 dwellings including affordable housing, local centre comprising class 1, 2, 3, 4, 10 and 11 and associated access, landscaping, open space and infrastructure. | Land 445 Metres North Of 103 Newcraighall Road Edinburgh](#) Please use the comments tab and enter any representations prior to the deadline.

The applicants have indicated that they would be willing to sign a processing agreement to progress this application. It is likely that this application would go to Development Management Sub-Committee in due course.

If you have any further queries, please do not hesitate to contact me.

Kind Regards

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