





## 9.2 Phasing Framework

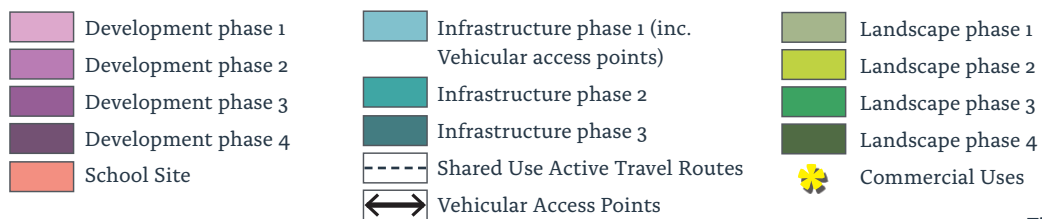
The following phasing framework sets out the delivery of the following items and the timing of their delivery over the course of four phases:

- the location of development phases;
- the school and commercial uses;
- the minimum and maximum number of residential units;
- open space, landscaping, play provision, woodland management, allotments and SUDS;
- connectivity and access; and
- pedestrian, cycle and vehicular links.

The projected phasing framework timetable Subject to vary depending on market Conditions and as a result of covid.

Year	Phase	No. of Units	Open Space	Access and Services
1	1	40	Brunstane Green and Landscape Edge to North Newcraighall and Wanton Walls	Necessary Infrastructure to provide access and infrastructure to service new School Site.  Temporary diversion of NCN route 1 until completion of phase 1
2	1	130		
3	1	130		
4	1	130		
5	1 - 2	82	Brunstane Park and Lauderdale View	Necessary Infrastructure to offer 2nd point of vehicular to service Phase 2 Developer Works.
6	2 - 3	82	Brunstane Park and Lauderdale View	Necessary Infrastructure to offer 2nd point of vehicular to service Phase 2 Developer Works.
7	3 - 4	82	Brunstane burn valley	
Total		676		





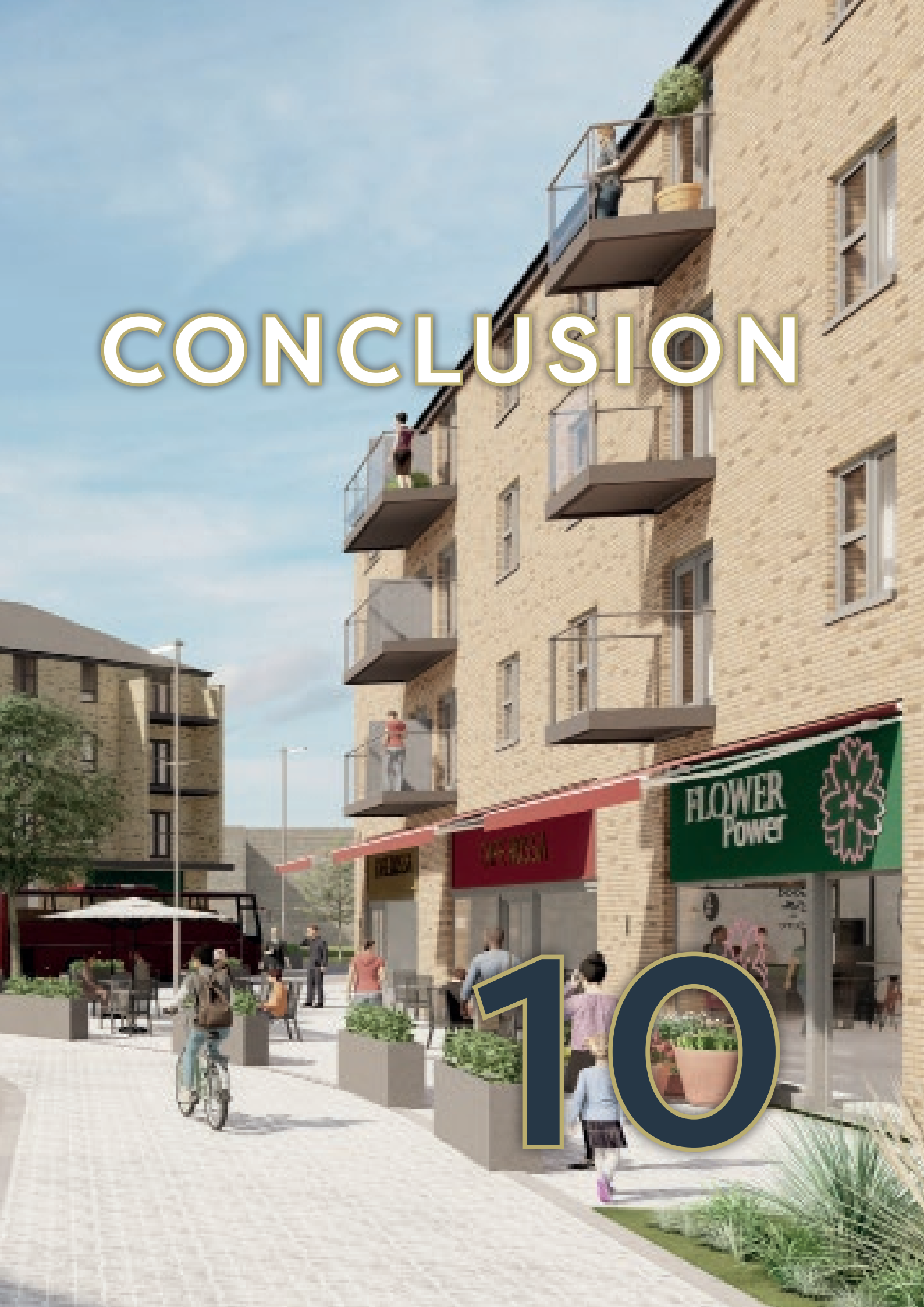
**Figure 107** Phasing Framework





# CONCLUSION

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## 10. CONCLUSION

### 10.1 Conclusion

**The proposed development at New Brunstane provides an opportunity to deliver 676 new high quality homes, of which 25% are affordable.**

While technical and commercial reality required changes in approach, a sensitive evolution of the masterplan's design has ensured that the proposal is substantially in accordance with the Strategic Masterplan that accompanied the PPP.

The masterplan proposal sets out a new neighbourhood centred around a principal street and new Brunstane Square, incorporating a mixture of uses including a new primary school. New homes will be located within easy reach of attractive, accessible and safe multi-functional areas of open space. These open spaces, as well as many of the streets and spaces in the development will provide visual connections to both the historic assets of the area and landscape features across the Lothians and Fife, rooting the neighbourhood within its wider city and sea context. The proposals will also present active forms of travel as a viable and attractive way of getting around, with a thorough network of cycle & foot paths linking up to the area's existing footpath network and offering easy and direct access to public transport.

This document should be read as part of a package of documents submitted as part of the planning application.

#### **In summary, the detailed layout:**

- is landscape-led in nature;
- provides a sensitive setting for Brunstane House that retains and frames views, ensuring strong inter visibility between the House, new areas of development and distant landscape features.
- offers a range of modern quality new homes to the market;
- creates a new local centre with links from surrounding areas to facilitate safe routes to a new local primary school;
- introduces development that positively responds to the site's landscape and infrastructural edges with new attractive housing frontage, soft landscape treatment and active travel routes;
- builds upon and strengthening the area's existing active travel network with new shared use foot cycle paths and dedicated footpaths linking new homes to NCN route 1 and the John Muir Way;
- provides a street hierarchy that clearly establishes a new principal street and local centre for the area with due consideration given to the place function of streets across the new neighbourhood;
- introduces 7 hectares of multi functional open space (25% of the overall site) that offers new residents space for outdoor recreation, play, restoration and community growing;
- provides a clear pattern of development that ensures the proposed development will be permeable and legible;
- provides a new distinct neighbourhood park around Brunstane House that has been spatially informed by the historic extent of the House's grounds. Brunstane House and equipped play areas and informal / passive open space that enhances the existing landscape features within the site;
- provides 25% affordable housing; and
- Traffic calming and road safety improvements to new roads.







