

Planning Statement

Application for the Approval of Matters Specified in Conditions of Planning Permission in Principle reference 16/01422/PPP for Residential Development at Brunstane, Land to the north of Newcraighall Road, Edinburgh

On behalf of Dandara East Scotland Limited / EDI Group Ltd.

August 2022

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Appendices

Appendix I Location Plan

Appendix II 16/04122/PPP - PPP Decision Notice

Report title: Planning Statement

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 Avison Young (UK) Ltd. has been instructed by Dandara East Scotland Limited / EDI Group Limited ("the applicant") to submit an application seeking the Approval of Matters Specified in Conditions ("AMSC") attached to Planning Permission in Principle ("PPP") 16/04122/PPP for development on the site referred to as Land 445 meters north of 103 Newcraighall Road, Edinburgh.
- 1.2 The description of the development granted by PPP on 20th November 2020 is as follows *"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.)"*. A copy of the PPP decision notice is included as **Appendix 1**.
- 1.3 The PPP related to the allocated residential development site of Brunstane with reference HSG 29 within the adopted Edinburgh Local Development Plan (2016) (the "LDP"). This application relates to the western portion of the PPP site only and principally comprises a residential led development, including local centre, a serviced plot for a new Primary School, landscaping, access and associated works. The location plan below identifies the boundary of the AMSC application in the context of the wider PPP approved site. A full copy of the location plan is included as **Appendix 2**.

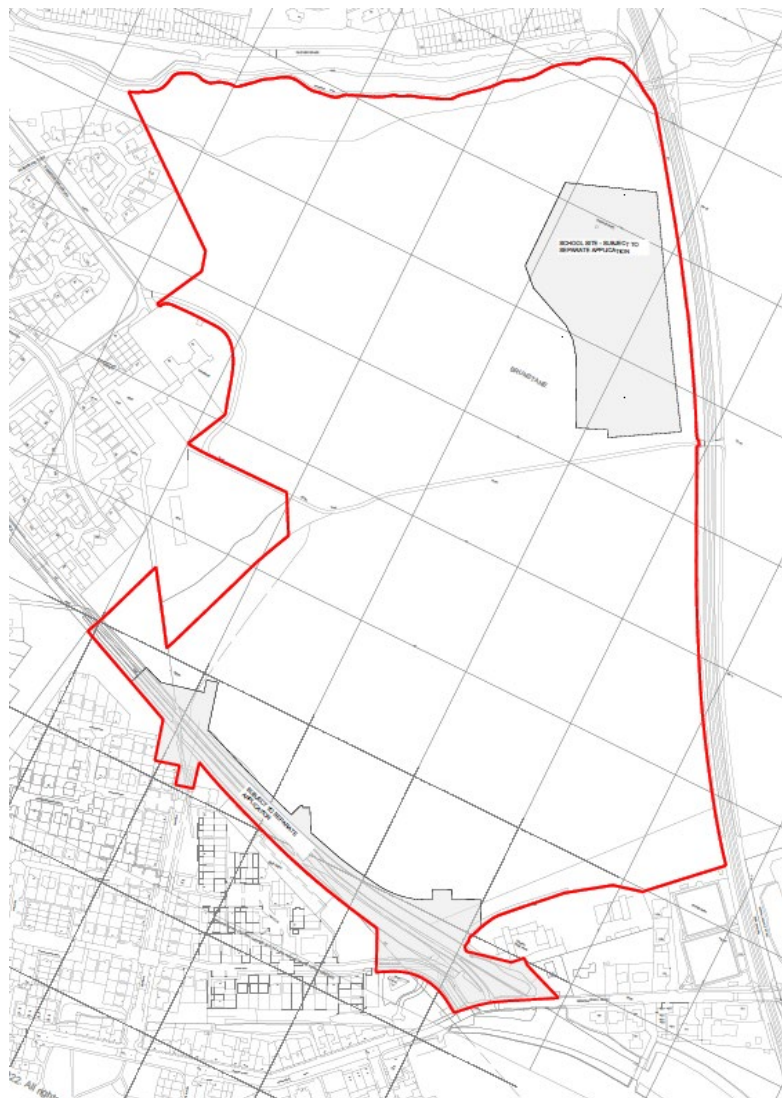


Figure 1: Extract from location plan showing the AMSC site

- 1.4 The primary elements of this AMSC are as follows:
- 676 dwellings, comprising 507 private and 169 affordable properties.
 - Delivery of a new junction with Newcraighall Road to serve the development, and connection into existing access at Bauld Drive.
 - Delivery of two large open spaces at Brunstane Green and Brunstane Park, alongside other smaller public spaces throughout the site.
 - Delivery of a local centre.
 - Serviced plot to allow the delivery of a new primary school (subject to a separate application by the City Council').
- 1.5 The description of development for this application is as follows: ***"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."***
- 1.6 A second and separate AMSC submission has been made which relates to the delivery of the initial infrastructure at New Brunstane. This separate application has been validated by the City of Edinburgh Council with reference 22/03945/AMC.
- 1.7 This planning statement forms part of a comprehensive suite of plans and documents, and follows pre-application discussions with planning officers at the City of Edinburgh Council ("CEC"). A full document list is submitted as part of the application and is entitled *"List of Supporting Information"*. It comprises the following:
- Comprehensive package of plans, elevations, sections and hard and soft landscaping proposals as prepared by Dandara, Barton Wilmore and InDev Consulting.
 - Supporting documents:
 - Planning Statement, prepared by Avison Young.
 - Report of Consultation, prepared by Avison Young.
 - Design and Access Statement, prepared by Barton Willmore.
 - Heritage Statement, prepared by Turley.
 - A number of technical reports covering the following topic areas:
 - Air Quality.
 - Arboricultural.
 - Archaeology.
 - Ecology.
 - Flooding and drainage.
 - Invasive Species.
 - Noise and vibration.
 - Sustainability.
 - Site investigations and ground stability.
 - Transport
- 1.8 This statement draws together the submission documents to demonstrate how relevant conditions have been addressed, to allow development to proceed on the site. In doing so, the statement comprises the following sections:
- **Section 2: Background to the Planning Submission;** including details of the PPP and the approved documents of the PPP.
 - **Section 3: The Proposals;** providing a detailed summary of the proposals submitted for approval.
 - **Section 4: Development Plan;** providing a review of the development plan for the site, specifically the South East Scotland Strategic Development Plan, the Edinburgh City Local

Development Plan (2018), the proposed Edinburgh City Plan 2030, and the Edinburgh Design (non-statutory) Guidance.

- **Section 5: The approval of matters specified in conditions and discharge of pre commencement conditions:** detailing how the supporting plans and documents relate to the various requirements of the PPP conditions.
- **Section 6: Conclusions.**

2. Background and Planning History

- 2.1 The allocation of Brunstane for residential development was first established during the preparation of the current Edinburgh Local Development Plan, with this position being confirmed when the plan was adopted in November 2016.
- 2.2 Planning Permission in Principle (“PPP”) was sought by the EDI Group in 2016 (ref 16/04122/PPP), with the application being approved at planning committee on 11th April 2017. The section 75 was agreed and signed in September 2020 allowing the formal decision notice to be issued, which is dated 20th November 2020. The description of development for the PPP was as follows:

“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.)”

- 2.3 This AMSC relates to proposals to the west of the East Coast Mainline railway and covering the western portion of the PPP site as demonstrated below:



Figure 2: Plan identifying boundary of AMSC submission in context of approved PPP

Planning Permission in Principle

2.4 The PPP was based on a masterplan led approach culminating in the submission of a Masterplan Report (including Design code) and formal masterplan drawings which were be approved as part of the PPP. These comprise the following documents:

- Masterplan Report (Ref B April 2017)
- Strategic Landscape Framework (Ref NB_P_04 rev C February 2017)
- Strategic Movement Framework (Ref NB_P_05 rev B February 2017)
- Strategic Masterplan (Ref NB_P_12 rev B February 2017)

2.5 Condition 12 of the PPP states (**AY emphasis**):

*“The details of the reserved matters submitted pursuant to this permission **shall be substantially in accordance with** the Amended Strategic Masterplan, Strategic Landscape Framework, Strategic Movement Framework and Strategic Masterplan Report and Design Code (as revised) as submitted with and accompanying the application reference 16/04122/PPP, as approved by the planning authority and according with the design parameters and architectural approach identified in the Masterplan Design Code.”*

Masterplan Report

2.6 Within the Masterplan Report, a number of design principles are established alongside a variety of design codes which cover specific parts of the site. As per condition 12 of the PPP, any AMSC submission is required to “*be substantially in accord with*” the approved items as above. These are identified within the Masterplan Report and comprise:

- Design Principles
 - Landscape Design Principles
 - Strategic Landscape Framework
 - Movement Design Principles
 - Neighbourhood Design Principles
 - Strategic masterplan
- Design Code
 - Principal Streets of:
 - Brunstane Green
 - The Square
 - Bridge over Railway
 - Intersection with Linear Park
 - Open Space Sequence, comprising:
 - Brunstane Walk
 - Brunstane Park
 - Brunstane Avenue
 - Lauderdale View
 - Linear Park
 - Amphitheatre
 - Landscape edges of:
 - Edge to Brunstane Burn valley
 - Edge to Newhailes
 - Edge to Wanton Walls
 - Edge to Newcraighall North
 - Residential Street Design

- 2.7 Where relevant to this AMSC, the Design and Access Statement responds to these items in further detail.

Conditions relating to detailed matters

- 2.8 The PPP includes a requirement to discharge conditions 1 (in part), 4 and 9 prior to lodging any AMSC. Condition 4 relates to development adjacent to the Newhailes Edge and is not therefore relevant to this AMSC. This has been agreed with CEC Planning Officers.

- 2.9 An extract of conditions 1 (pre-AMSC matters) and 9 are included below:

1. *"Prior to the submission of any applications for the approval of matters specified in conditions (as required by condition 2 below), a phasing framework shall be submitted for the approval by the Planning Authority.*

The phasing framework shall include a plan identifying individual sub-sites and phasing. Thereafter, reference to sub-sites in subsequent conditions relates to the identified sub-sites within this phasing framework."

9. *"Prior to the submission of applications for the Approval of Matters Specified in conditions (detailed design) for each phase of the development:*

- The submission of a scheme of intrusive site investigations for the mine entries for approval;

- The submission of a scheme of intrusive site investigations for the shallow coal workings for approval; and

- The undertaking of both of those schemes of intrusive site investigations."

- 2.10 In regards to condition 1, a phasing plan was prepared and submitted to the planning authority in October 2021. This plan was considered acceptable to discharge condition 1 (as relevant to this AMSC), with this being confirmed by the Council and uploaded to the planning portal under the cover of the PPP.

- 2.11 With regards to condition 9, details were submitted in September 2021 in relation to intrusive site investigation works to explore both mine entries and shallow coal workings. This addressed the first two parts of condition 9. These works were completed earlier this year and details of this are included with this submission.

Pre-application discussions

- 2.12 Extensive pre-application discussions have taken place with CEC Planning Officers, CEC internal consultees, and external stakeholders including Historic Environment Scotland. This has involved a series of comprehensive meetings covering a variety of key issues as follows:

- Pre-AMSC conditions.
- Site investigations, ground conditions and Archaeology.
- Affordable Housing.
- Transport.
- Landscape and Heritage (including Historic Environment Scotland).
- Design, including Local Centre provision.
- SUDS and drainage.

- 2.13 These meetings resulted in a formal pre-application advice letter being issued by CEC and which is responded to in this AMSC. Consultation responses were also provided by a variety of internal and external parties in relation to the proposals, all of which have been considered and responded to (where necessary).

Pre-application Consultation

- 2.14 Whilst there is no legislative requirement for the applicant to undertake consultation with the community prior to the submission of an AMSC, a commitment was made by the applicant that the community would be kept up to date with progress proposals for the site.
- 2.15 Full details of the consultation undertaken has been provided within the submitted Report of Consultation. Briefly this has comprised the following activities:
- Notification of the proposals to c. 2,000 residential properties in close proximity to the site.
 - A virtual consultation event being held, allowing members of the public to attend and ask questions of the project team.
 - A dedicated project website being setup containing details of the proposals and allowing feedback to be submitted.

3. The Proposals

- 3.1 These proposals seek detailed approval for proposals relating to the western part of the PPP site and for the discharge of related pre-commencement conditions. The description of development is as follows:

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.

- 3.2 An extract from the proposed site plan is set out below:

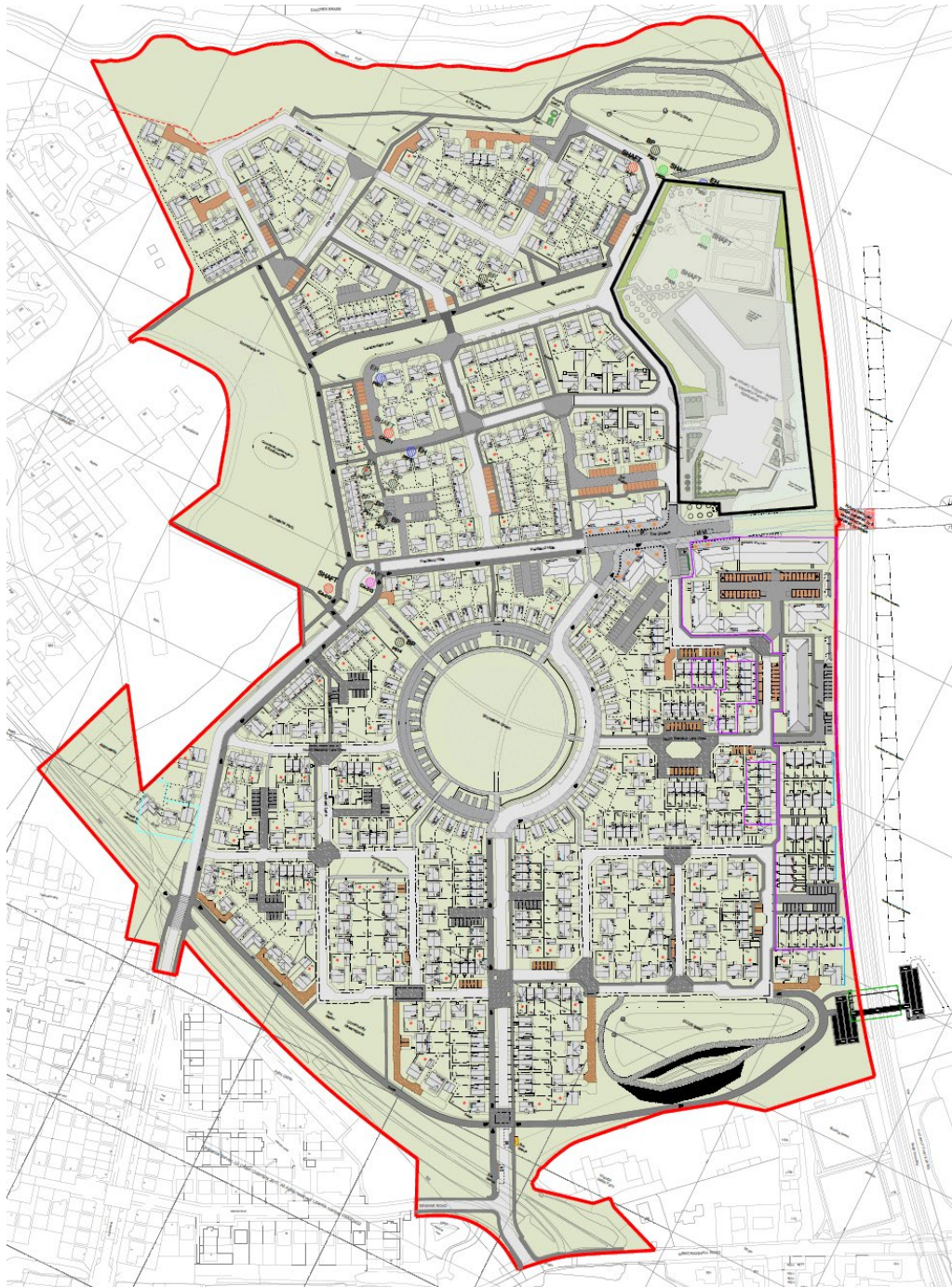


Figure 3: Extract from the Proposed Site Plan of the proposed development

- 3.3 Full details of the proposed development are contained within the submitted Design and Access statement, with a summary of the key elements provided below.

Development mix and parking

- 3.4 The proposed development will comprise 676 dwellings, formed of a mix of 453 private and 46 affordable terraced, semi-detached and detached dwelling houses, with 54 private apartments and 123 affordable apartments. A full mix of the unit types and bedroom numbers is provided in the tables below:

Private Dwellings			
Type	No of Beds	No of Units	% Mix of private
House	2	50	10%
	3	90	18%
	4	236	47%
	5	77	15%
Apartment	2	54	11%
Total		507	

Figure 4: Private Dwelling Mix

Affordable Dwellings			
Type	No of Beds	No of Units	% Mix of affordable
House	2	25	15%
	3	21	12%
Apartment	1	28	17%
	2	81	48%
	3	14	8%
Total		169	

Figure 5: Affordable Dwelling Mix

- 3.5 As the tables above demonstrate, 25% of the proposed housing units are proposed as on-site affordable housing. This will comprise a range of suitable tenures including 20% Golden Share, up to 17% mid-market rent, and other rental tenures as per the requirements of the relevant housing association.
- 3.6 Regarding parking provision, this is provided by a mix of in-curtilage and unallocated spaces within shared parking courts or as on-street parking, with a total of 627 spaces provided. This represents a 93% parking provision across the site, based on the parking provision identified by the Edinburgh Design Guidance. Furthermore, 211 properties include either an integral or detached garage.
- 3.7 76 of the total number of communal parking spaces will be dedicated to EV charging, with appropriate EV chargers installed. The majority of houses which are served by a driveway also include provision of EV chargers, as set out by the submitted Electric Vehicle Charging Strategy plan.

Local Centre

- 3.8 In addition to the above and in line with the PPP, a new local centre is proposed adjacent to the identified school site. This is to comprise 723 sq.m of mixed commercial and community floorspace, across 11 units, however a number of these units can be combined as and when appropriate

occupiers are identified. The proposals seek flexible use of this floorspace as per the uses identified in the PPP, being class 1, 2, 3, 4, 10 and 11.

- 3.9 The justification for the floorspace proposed within the local centre is set out in the submitted Local Centre – Commercial Demand Study, August 2022 prepared by Avison Young.

Landscaping and Open Space

- 3.10 Building on the Landscape Framework approved by the PPP and as identified by the submitted landscaping details, the development includes substantial areas of open space focussed around: Brunstane Green, Brunstane Park and Lauderdale View, Brunstane Burn Valley, Brunstane Square, Orchard Lane and Newcraighall North Edge.
- 3.11 The design for each of these key character areas is based on the contents of the approved PPP masterplan, to deliver open space across the site. This is explained further in the submitted Design and Access Statement and within the Open Space Framework Plan.
- 3.12 The approved PPP Masterplan included approx. 6.9 ha open space across the New Brunstane West site. Although site constraints has required the re-configuration of the open space at Brunstane Park, the proposed development achieves 7 ha of public open space across the site ensuring the open space aspirations of the Masterplan have been delivered in full. This provides over 24% of the site as open space.
- 3.13 A total of 11 allotments are also proposed at the south west corner of the site, accessible from the secondary access. Due to Scottish Water infrastructure located at the SE corner of the site (where the second tranche of allotments were located on the approved Masterplan), and a requirement that access is provided at all times to this area, it is not suitable to deliver any allotment provision at this location.
- 3.14 After a review of the Brunstane West site, in addition to the area identified for allotments at the SW corner of the site (which will deliver 11 of the 43 total required across the wider site), there are no other locations within the West site that can deliver any further allotment provision. There is no requirement to deliver a specific number of allotments within the West site however, and it is considered that the remainder of the 43 allotments can be delivered entirely along the eastern boundary of the Railway line within the Brunstane East site, where the approved Masterplan identifies the allotment provision for this site. It is considered this is the most appropriate solution that remains substantially in accordance with the Masterplan as a result of site constraints that were not yet known at the PPP stage.

Access and infrastructure

- 3.15 Based on the movement framework approved by the PPP and the site allocation within the ELDP, the primary access to the site is to be through a new traffic light controlled junction arrangement at Newcraighall Road, which modifies the existing junction between Newcraighall Road and Benhar Road. This will provide access for the primary street into New Brunstane. This primary street proceeds north through the site, passing around the eastern side of Brunstane Green before arriving at the local centre. It is then proposed that this will be extended utilising a bridge over the ECML to allow a through road to Milton Road to the north. The bridge and the link road to the east of the site are not subject of these proposals, and are to be delivered as part of the development of the eastern field. However the layout of this AMSC allows for the delivery of a bridge when required. The primary access will allow pedestrian, cycle, private car and bus traffic into the site.

- 3.16 A secondary access is also to be created, crossing the regraded NCR1 and connecting into Bauld Drive. This is designed for pedestrian, cycle and private car traffic. Details of the footbridge are submitted in respect of these proposals.
- 3.17 These routes will be linked by Residential Access Streets which are shared streets/spaces providing connections to the remainder of the development. These streets including a narrow carriageway when compared to the primary and secondary streets.
- 3.18 During construction, all construction traffic will be taken through the primary access, with no access to construction traffic to be taken through the secondary access at Bauld Drive.
- 3.19 In regards pedestrian and cycle connectivity, the proposals will link into the existing network of pathways surrounding the site, as demonstrated by the submitted Landscaping information and Design and Access Statement. Within the site a comprehensive network of walking and cycling routes are provided, a number of which are segregated from the vehicular road network.

Other key items

- 3.20 Dandara are required to deliver a serviced plot for the development of a new Primary School. Whilst the school design itself is not subject to this application, the infrastructure to allow its delivery are proposed by this development.

4. The Development Plan

- 4.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 (the Principal Act) states that the determination of planning applications should be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 This is further set out in section 37(2) of the Principal Act which states that in determining applications, *"the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations."*
- 4.3 In the context of these proposals, the Development Plan comprises the Strategic Development Plan for South East Scotland (SESplan; approved 2014) and the Edinburgh Local Development Plan (ELDP; 2016) which will be considered where relevant to the development proposals which forms the basis of this AMSC submission.
- 4.4 We also consider a variety of material considerations including the City Council's proposed Local Development Plan known as "City Plan 2030" and the Edinburgh Design Guidance.

South East Scotland Strategic Development Plan (2013)

- 4.5 SESplan was formally approved by Scottish Ministers in June 2013 and provides strategic level direction to planning authorities within the area regarding future requirements for their Local Development Plans. SESplan states that the vision for the Capital City Region is:
- "By 2032 the Edinburgh City Region is a healthier, more prosperous and sustainable place, which continues to be internationally recognised as an outstanding area in which to live, work and do business".*
- 4.6 Paragraph 8 of SESplan identifies Edinburgh as a key city within the region, with the Spatial Strategy providing a framework for development across the region, directing most growth in and around Edinburgh and within other long term growth corridors.
- 4.7 SESplan sets out various aims for South East Scotland. These include, where relevant:
- "Set out a strategy to enable the delivery of housing requirements to support growth and meet housing need and demand in the most sustainable locations;
 - Integrate land use and sustainable modes of transport, reduce the need to travel and cut carbon emissions by steering new development to the most sustainable locations;
 - Conserve and enhance the natural and built environment; and
 - Promote the development of urban brownfield land for appropriate uses."
- 4.8 The supporting documents for SESplan identify that the city will need to deliver a significantly larger amount of housing than previous plans have required. The aim of this is to make best use of existing infrastructure within the city to improve the sustainability of the region.

Edinburgh Local Development Plan (2016)

- 4.9 The Edinburgh Local Development Plan ("ELDP") was adopted in November 2016 and sets out policies and proposals relating to the development and use of land in the Edinburgh area.

Site Allocation and development brief

- 4.10 Within the Plan, the site is allocated as HSG29: Brunstane, which is identified as being a residential led development with a total capacity of between 950 and 1,330 dwellings as identified by the extract from the proposals map below:

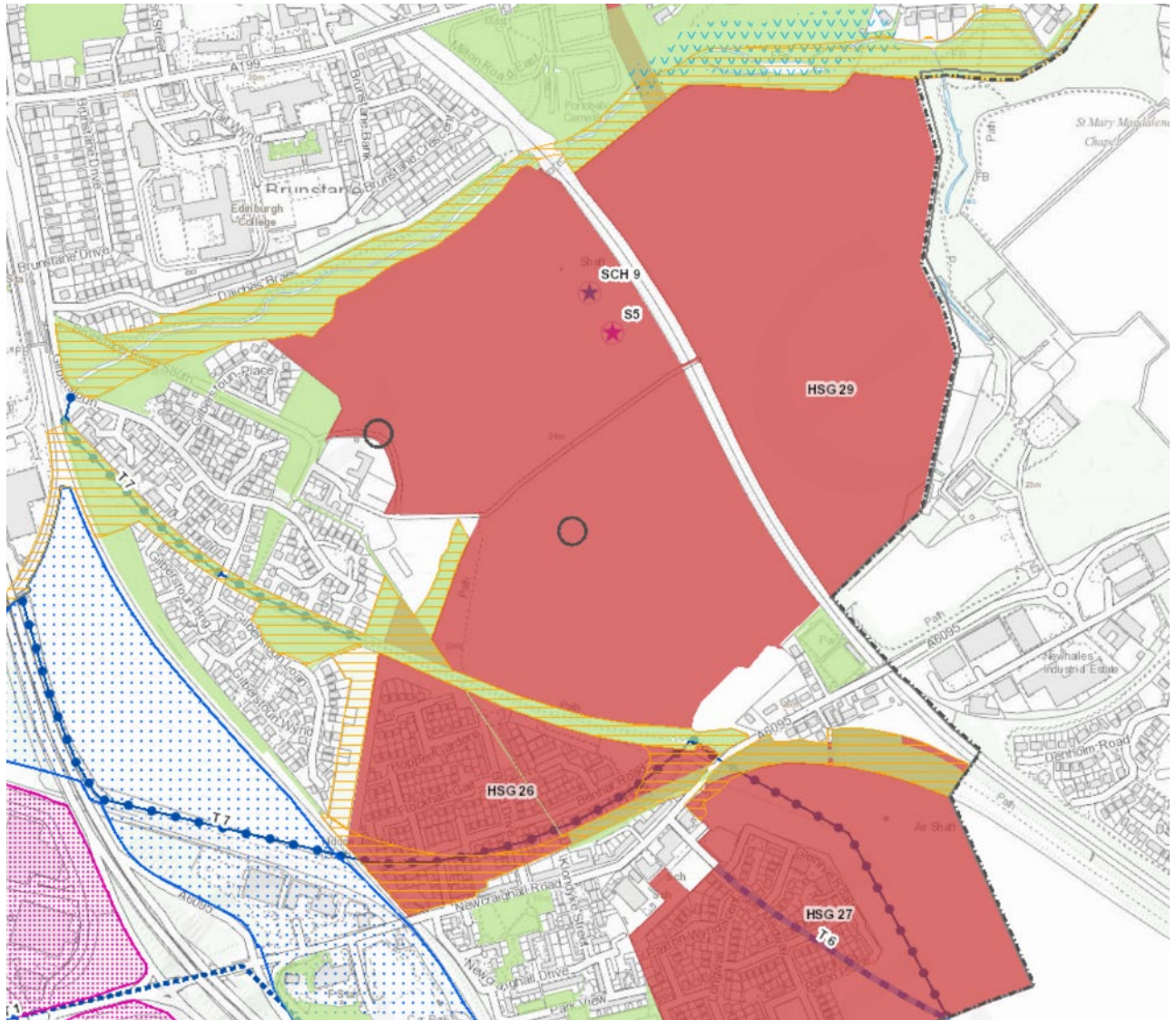


Figure 6: Extract from ELDP Proposals Map

- 4.11 The development principles for Brunstane are set out with an accompanying site brief for Brunstane and adjacent sites at Newcraighall, where development has now completed. An extract is included below:

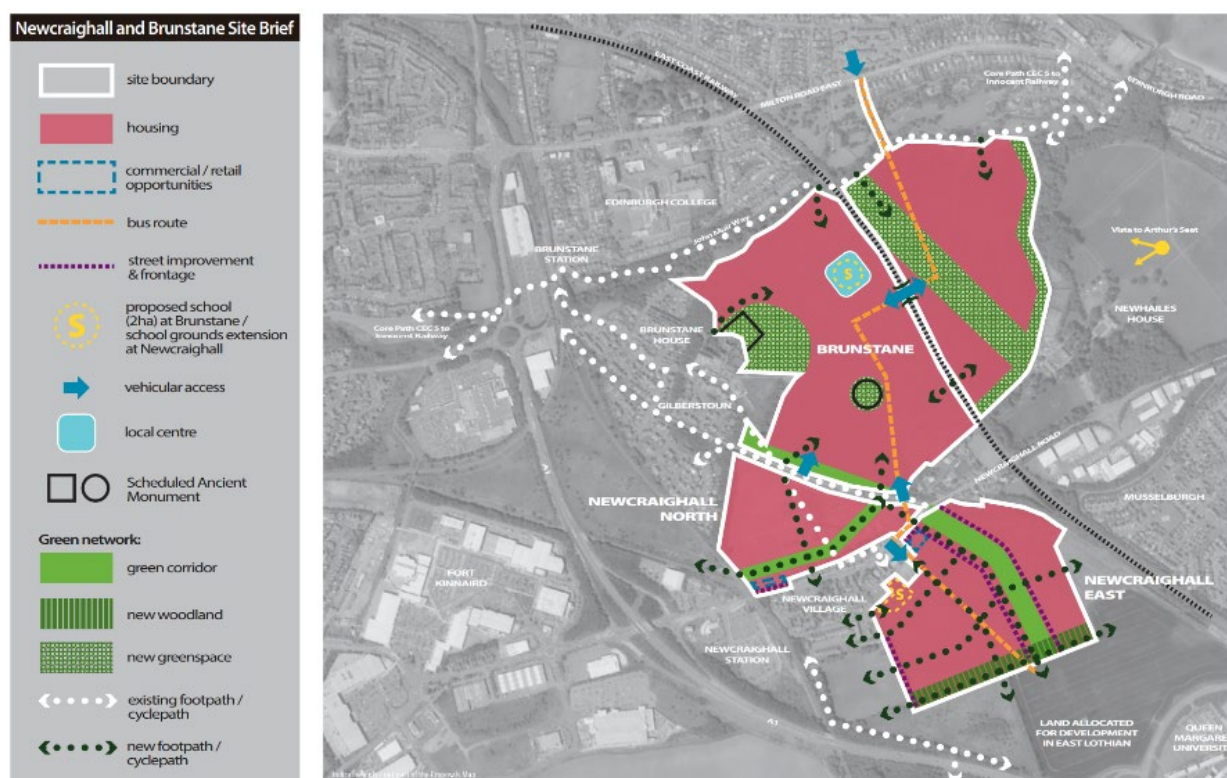


Figure 7: Extract from ELDP showing site brief for Brunstane

4.12 In regards the development principles for Brunstane, these are set out below with a response provided (in *italics*) to demonstrate how the proposals comply with the principles:

- address the relevant General Development Principles on transport and education for South East Edinburgh set out in paragraphs 126-128 above.
 - *Transport and education matters were addressed during the PPP stage of these proposals within conditions and the legal agreement. The relevant mitigation measures associated with the western portion of the site are being addressed as part of this AMSC submission. In regards transport, this includes the new signalised junction at Newcraighall Road and Benhar Drive. In terms of education, a financial contribution is required to be made, as well as Dandara being required to provide infrastructure and access for a new primary school adjacent to the local centre. The school itself is being brought forward under a separate application by the Council.*
- transport assessments should identify any appropriate commensurate mitigation which may be required with respect to the A1/Newcraighall Road junction and to the junctions on the A199, taking into account any cumulative impact with traffic from other development sites. Particular attention should be given to the proposed new junction on Milton Road East, and the management of additional traffic generation onto Milton Road East and Newcraighall Road including associated improvements to pedestrian cycle crossing facilities.
 - *As per the above, this has already been addressed during the PPP process through conditions and a legal agreement. This application includes appropriate mitigation works as identified above and as set out within the submitted Transport Statement.*
- the site layout should allow for the proposed new bus route to be formed linking Milton Road East with Newcraighall Road. Appropriate consultation with service providers should take place in order to identify the bus service improvements which can be undertaken in the plan period, taking into account access, routes and frequency of service, and including the proposed new bus

route. Proposals should provide for an appropriate upgrading of existing bus stops and an increase in cycle parking facilities at Brunstane and Newcraighall stations.

- *As the proposals being brought forward only relate to the western portion of the Brunstane site, a through-road is not being created from Newcraighall Road to Milton Road. Whilst this is the case, provision is included for 3 no. bus stops within the western layout along the Principal Street. Discussion with transport officers and bus operators will take place in due course to establish the potential for a bus diversion through the site. It is however the decision of the operators regarding any route diversions. Details of the proposals are provided on the submitted drawings and within the Transport Statement.*
- *Regarding cycle parking at nearby stations, this is being delivered through a developer contribution which will provide additional cycle parking spaces at Brunstane and Newcraighall Railway Stations.*
- vehicular access should be taken from Milton Road East and Newcraighall Road, forming a new vehicular crossing over the East Coast railway line. The potential for a new pedestrian/cycle bridge within the eastern part of the site should be investigated, together with an investigation as to whether or not a second vehicular crossing of the East Coast railway line should be provided in the interests of safety, as identified within the transport appraisal. Any crossings of the East Coast railway line should be on bridges over the railway line, and not at grade.
 - *The main vehicular access into New Brunstane West will be from Newcraighall Road, with a secondary access provided through the adjacent Newcraighall development at Bauld Drive.*
 - *The PPP identifies the need for a secondary pedestrian crossing over the ECML and provision for this is included within the layout for the development. Details of the bridge itself have been provided by this application.*
- no vehicular access to be taken from Gilbertstoun area.
 - *As identified above, vehicular access will only be taken from Newcraighall Road to the south or through the adjacent Newcraighall development. This is confirmed by the proposed site layout plan.*
- opportunity to enhance existing core and other paths along the boundaries of the site, and in particular the Brunstane Burn Core Path (John Muir Way) on the northern boundary of the site including pedestrian crossing where vehicular access meets the path. New multi-user path links should be formed to the Innocent Railway Core Path, Brunstane Burn Core Path and the disused railway line to the north of Newcraighall, with path connections also to housing at Gilbertstoun, Newcraighall and Brunstane railway station.
 - *The approved masterplan and movement framework as part of the PPP approval identifies a number of key pedestrian and cycle routes and connections from the development into the surrounding area. The proposed layout takes cognisance of these requirements, proposing new pathways to the Brunstane Burn Core Path and NCR1 which in turn connect into the other pathways identified by the development principles above. There is no requirement under the PPP or Section 75 legal agreement to improve these existing paths.*
- the impact on the setting of Brunstane House should be minimised through the appropriate design and layout of housing on the site, including the provision of sufficient open space and landscaping to the north and east as shown on the diagram. The extent of the open space is indicative only and the exact area will depend on the design and layout of housing on the site. Sufficient open space should also be similarly provided in order to retain an open setting for the two scheduled monuments of Brunstane Moated Site and Brunstane Enclosure, also meeting a large greenspace deficiency to the south west of the site.

- *the proposed layout is based on the approved masterplan including the provision of a c.2ha park to appropriately preserve the setting of Brunstane House. This masterplan has formed the basis for the proposed layout and has been amended in certain locations due to ground conditions which have only been identified following detailed ground investigation works. This has resulted in some modifications to the layout, however these still respect the historic assets on site. This is further explored in the submitted Heritage Statement.*
- *Furthermore, the proposed development includes over 24% of the site as open space, which is well in excess of the 20% requirement as set out by policy Hou 3 within the ELDP.*
- a landscape framework should be provided to the boundary of Newhailes House garden and designed landscape inventory site, with a buffer as shown on the diagram (again indicative and depending on the design and layout of housing on the site) and detailed siting and design of dwellings should respect views to Arthur's Seat from the grounds of Newhailes House.
 - *This criteria relates to development to the east of the ECML and is therefore not relevant for consideration as part of these proposals. This has been confirmed through the formal pre-application process with the Council.*
- management proposals should have regard to the above stated historic environment assets. Historic Environment Scotland should be consulted on these matters when development proposals are being prepared.
 - *During the course of the pre-application discussions, HES have been consulted with and meetings held to discuss the proposals in further detail. We envisage that this dialogue will continue during the course of the application determination. Heritage matters are also considered and responded to within the submitted Heritage Statement.*
- establish statutory safeguards to overhead powerlines to the north and south of the site. Design principles should seek to integrate overhead powerlines with site layout. To the south, allotment provision should complement consented allotments at Newcraighall North. To the north, powerline way leave should be designed to provide for semi natural greenspace and habitat connectivity with informal recreation.
 - *It is understood that the electricity pylons are due to be removed by Scottish Power Energy Networks as they are no longer required. However, the proposed layout includes a linear park along the southern boundary of the New Brunstane site providing the necessary standoff for the pylons.*
- expand grassland habitat (under pylons) and provide woodland connectivity across the site.
 - *The land under the pylons is currently occupied by a cycle route (NCR1) and planting alongside. It is intended this will be maintained, with the exception of works required to provide access into the site. In these locations, additional planting will be reinstated following completion of the infrastructure works.*
 - *Throughout the site, a network of tree planting is proposed as per the approved masterplan and landscape framework. This includes along view corridors and edging open space within the site.*
- Streets and open spaces should be designed to benefit from views to the coast to the north, Arthur's Seat to the west and Pentland Hills to the southwest.
 - *The design and layout of open spaces has been based on the approved masterplan and landscape framework. This includes the location and sizes of open spaces and view corridors. Further detail is provided within the Design and Access statement and submitted landscaping information.*

- opportunity to create a community focal point including a new primary school and local centre.
 - *The proposed layout incorporates a local centre and public open space adjacent to the school site, as required by the approved masterplan. The proposals do not deliver the school as this is being brought forward under a separate application by the City of Edinburgh Council. Dandara has been liaising with the project team for the school to ensure it can be integrated into the Dandara proposed layout.*
- proposals for housing (including the finalised site capacity, design and layout), the school, and any other uses provided on the site, should be informed by an adequate flood risk assessment. Enhance sustainable urban drainage will be required as appropriate to address current/future water quality pressures and to ensure no detrimental impacts to the recently designated bathing waters at Fishers Row.
 - *A flood risk assessment is submitted as part of the proposals. This includes an assessment of flood risk, but also drainage matters.*
- proposals should fully address any necessary site remediation in relation to mining legacy constraints, and should take account of any need for prior extraction of minerals in the context of Scottish Planning Policy
 - *As required by the first part of condition 9, detailed ground investigations have already been completed, resulting in some amendments to the layout to ensure development is not located in an area of risk. The second part of condition 9 requires any AMSC to provide further detail on these matters, which is included within the submitted Geo-Technical investigation reports.*

4.13 The ELDP includes a variety of policies, split into topic areas which proposals will be assessed against. As the principle of the development has already been established through the PPP, it is only necessary to consider policies relating to the detailed design of the proposals. We consider each of the policy topic areas as set out within the LDP in turn below and where they are relevant.

Design Principles for New Development

- 4.14 The policies contained within this section of the plan generally deal with appropriate design of the development, ensuring that all proposals are sensitive to the existing quality and character of the local and wider environment. In this regard, the site already benefits from a PPP and site allocation for a residential led mixed use development. Condition 12 of the PPP requires *"the details of the reserved matters submitted pursuant to this permission shall be substantially in accordance with the Amended Strategic Masterplan" and other approved documents.*
- 4.15 On the basis of the above we consider that a large number of the policies within this section of the plan have already been considered by the Council with the overall masterplan being assessed as acceptable and in compliance with these policies.
- 4.16 The proposals put forward by this AMSC are considered to meet with the terms of condition 12, and therefore we believe that the policy requirements have been met.
- 4.17 Whilst the principle and general layout of the development has already been established, specific consideration does need to be given to several policies, with these being:
- Des 5 Development Design – Amenity
 - Des 6 Sustainable Buildings
 - Des 8 Public Realm and Landscape Design

4.18 We have therefore provided an assessment of these policies below.

4.19 In full, policy **Des 5** states:

“Planning permission will be granted for development where it is demonstrated that:

- a) the amenity of neighbouring developments is not adversely affected and that future occupiers have acceptable levels of amenity in relation to noise, daylight, sunlight, privacy or immediate outlook*
- b) the design will facilitate adaptability in the future to the needs of different occupiers, and in appropriate locations will promote opportunities for mixed uses*
- c) community security will be promoted by providing active frontages to more important thoroughfares and designing for natural surveillance over all footpaths and open areas*
- d) a clear distinction is made between public and private spaces, with the latter provided in enclosed or defensible forms*
- e) refuse and recycling facilities, cycle storage, low and zero carbon technology, telecommunications equipment, plant and services have been sensitively integrated into the design”*

Des 5 Assessment: in respect of the 5 criteria identified above, we respond as follows:

- a) Due to the layout of the surrounding area, there are very few proposed properties in close proximity to existing properties. This is with the exception of 2 no. proposed dwelling houses to the north west corner of the development site. In this location, the rear gardens are proposed to be bounded with a 1.8m high close boarded timber fence with a further landscaping strip between this fence and the boundary of the site, with all existing vegetation to be retained in this location. This separation is considered sufficient to ensure that the amenity of existing properties is not adversely impacted by the proposed development.

In regards the proposed properties, the layout of the development generally includes properties facing onto the street, orientated in a way to avoid overlooking of adjacent properties where possible. This provides sufficient privacy, daylighting and outlook. The PPP included a Noise Assessment which identified there would be a few areas of the site which would have their amenity impacted by existing noise sources. This was limited to properties which lie adjacent to the east coast rail line. The Noise Assessment submitted as part of these proposals has considered this in more detail, concluding that, with suitable mitigation appropriate noise levels within all properties can be achieved which would not adversely affect residents within.

- b) In line with the approved PPP, the local centre provides floorspace for c. 700 sq.m of commercial uses of class 1, 2, 3, 4, 10 and 11. All house types have been designed to comply with current building standards.
- c) Residential properties along the primary and secondary streets have been designed to be located within close proximity to pavements with limited front gardens, providing the ability for natural surveillance to take place along key arterial routes. Active frontages are also possible throughout the local centre with the mix of commercial uses proposed.
- d) Although properties are designed to be in close proximity to the public realm spaces, front gardens are defined by a mixture of appropriate boundary treatments to help

differentiate between public and private spaces. In addition, rear gardens include an appropriate fence or wall providing further definition between public and private spaces.

- e) The proposals include individual refuse and recycling areas for all properties in line with the requirements of the Edinburgh Design Guidance. For individual properties this includes spaces for wheely bins, and for apartments, communal recycling and refuse facilities are provided.

Cycle parking is provided throughout the development, with individual properties having spaces to the rear of properties or within garages (where provided) for appropriate cycle parking. Each apartment block has its own dedicated cycle store, providing 100% cycle parking provision for residents. Full details of this are provided in the Design and Access Statement.

The submitted service plan drawings identify the location for gas, water and electric services throughout the development. these have been located within streets and pathways to allow ease of maintenance. This is explained further within the submitted gas and electricity servicing plans.

4.20 Policy **Des 6 Sustainable buildings** also requires consideration. It states:

"Planning permission will only be granted for new development where it has been demonstrated that:

- a) the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low and zero carbon generating technologies.*
- b) other features are incorporated that will reduce or minimise environmental resource use and impact, for example:*
 - i. measures to promote water conservation*
 - ii. sustainable urban drainage measures that will ensure that there will be no increase in rate of surface water run-off in peak conditions or detrimental impact on the water environment. This should include green roofs on sites where measures on the ground are not practical*
 - iii. provision of facilities for the separate collection of dry recyclable waste and food waste*
 - iv. maximum use of materials from local and/or sustainable sources*
 - v. measures to support and encourage the use of sustainable transport, particularly cycling, including cycle parking and other supporting facilities such as showers."*

Des 6 Assessment: all properties proposed by this development have been designed to meet and where possible, exceed the current building standards in relation to sustainability. This is outlined further in the submitted S1 Sustainability Form. These measures include Photo voltaic panels, appropriate boiler specifications to ensure suitable heating requirements, EV charging, and Air Source Heat Pumps (where necessary). These elements will help ensure that carbon dioxide emissions are reduced as much as possible. The required Building Warrants will also be secured at the appropriate time, which will meet the current building standards at the time of submission.

In specific regard to the other requirements of the policy:

Sustainable Urban Drainage Solutions – a comprehensive arrangement of SUDS basins and swales are proposed throughout the development, in line with that identified by the PPP. Full details are provided within the submitted Flood Risk Assessment and Drainage Strategy Report.

Recycling Facilities – as discussed under Policy Des 5, the proposals include individual refuse and recycling areas for all properties in line with the requirements of the Edinburgh Design Guidance. For individual properties this includes spaces for wheely bins, and for apartments, communal recycling and refuse facilities are provided.

Sustainable Transport – the proposed site layout includes a variety of path and cycle ways to promote these forms of travel. This builds on the approved movement framework as part of the PPP and the path network which has been approved. As discussed in section 2, 100% cycle parking provision is provided throughout the development. Provision for a bus service are also proposed, however the diversion of any existing bus route to serve the site would be a decision for the existing bus operator.

- 4.21 The final relevant policy within this section of the plan is Policy **Des 8 Public Realm and Landscape Design**. The policy states:

“Planning permission will be granted for development where all external spaces, and features, including streets, footpaths, civic spaces, green spaces boundary treatments and public art have been designed as an integral part of the scheme as a whole, and it has been demonstrated that:

- a) the design and the materials to be used are appropriate for their intended purpose, to the use and character of the area generally, especially where this has a special interest or importance*
- b) the different elements of paving, landscaping and street furniture are coordinated to avoid a sense of clutter, and in larger schemes design and provision will be coordinated over different phases of a development*
- c) particular consideration has been given, if appropriate, to the planting of trees to provide a setting for buildings, boundaries and road sides and create a robust landscape structure*
- d) a satisfactory scheme of maintenance will be put in place.”*

Des 8 Assessment: The overall landscape and public realm strategy has been set out by the Landscape Framework and Masterplan approved by the PPP, which requires that all AMSC proposals are prepared ‘*substantially in accordance*’ with the approved plans.

In response to the 4 criteria under the policy:

- a) Full details of the proposed hard and soft landscaping features are provided by the landscape proposals Sheet, numbered 1 to 28, and the External Finishes Plan. These documents fully set out the proposed hard and soft landscaping materials for all public and private spaces within the development site. For areas which are to be adopted (please refer to the submitted proposed adoption plans) the materials here have been chosen following consultation with Council Roads officers, and have been identified as they represent easily replaceable materials.

- b) As per criteria a), the landscaping has been designed to be coherent across the scheme with appropriate materials proposed for the key areas across the site.
- c) The approved landscape framework includes substantial tree planting, which has been replicated across the scheme. This includes tree planting along the primary routes, around Brunstane Park and Brunstane Green, Lauderdale View and around the local centre area.
- d) Details of the proposed landscaping maintenance are included within various landscaping plans and within the Design and Access Statement (Section 7.5) as identified in the table located at section 6 under condition 2m(iv). These documents detail the specification of planting and how they should be maintained throughout the lifetime of the development. For areas which are not to be adopted, it is expected that a management company will be appointed to provide ongoing maintenance. Adopted areas will become the responsibility of the Council, however these largely comprise areas of grass or hardstanding.

Caring for the Environment

- 4.22 The second section of the plan deals with environmental matters including heritage, open space and natural resources.
- 4.23 Heritage related policies are addressed within the submitted Heritage Statement and demonstrate how the detailed proposals comply with the PPP masterplan in relation to these matters.
- 4.24 Many other policies within this section of the LDP were addressed during the PPP and are therefore not relevant to this AMSC submission.

- 4.25 Further consideration of the following policies is however necessary:

- Env 12 Trees
- Env 20 Open Space in New Development

- 4.26 Regarding trees, this is covered by Policy **Env 12** which states:

“Development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.”

Env 12 Assessment: the submitted tree report identifies that a small number of trees at the location of the railway crossing will be required to be removed to allow the development to take place. In addition, a small woodland group located adjacent to NCR1 will require removal to facilitate the development of the site access.

The layout of the development includes a substantial number of trees in the areas of public open space, along the primary route, and along other view corridors. This planting will provide a substantial number of replacement specimens to offset the loss.

- 4.27 As already discussed, the proposals include a substantial amount of open space. For residential developments, this is discussed within policy **Env 20 Open Space in New Developments**. The policy states that:

"The Council will negotiate the provision of new publicly accessible and useable open space in new development when appropriate and justified by the scale of development proposed and the needs it will give rise to. In particular, the Council will seek the provision of extensions and/or improvements to the green network."

Env 20 Assessment: as discussed under the proposals section (section 2) of this report, over 20% of the site will be provided as open space. This is based on the approved masterplan and landscape framework and is considered to provide sufficient open space within the development.

Housing and Community Facilities

- 4.28 Within the LDP, there is a key emphasis on the delivery of housing within the City. This section of the plan deals with those matters in further detail. Whilst the principle of development has already been established, the following policies require consideration:

- Hou 1 Housing Development
- Hou 2 Housing Mix
- Hou 3 Private Green Space in Housing Development
- Hou 4 Housing Density
- Hou 6 Affordable Housing
- Hou 10 Community Facilities

- 4.29 **Policy Hou1** states that delivery of new housing will be given priority to sites allocated in the plan and on the proposals map and this includes the subject site at Brunstane (site HSG29).

- 4.30 To ensure that there is an appropriate mix of housing types across each site, policy **Hou 2 Housing Mix** states:

"The Council will seek the provision of a mix of house types and sizes where practical, to meet a range of housing needs, including those of families, older people and people with special needs, and having regard to the character of the surrounding area and its accessibility".

Hou 2 Assessment: as discussed under the proposals section (section 3) of this report, a range of type and sizes of houses are proposed. This includes private and affordable properties of apartments comprising 1 to 3 bedrooms, and houses of 2 to 5 bedrooms spread across the site. We consider that this provides a sufficient mix of housing and of a size which complies with the requirements as set out within the Edinburgh Design Guidance. The table at section 3 provides further detail on the proposed housing mix.

- 4.31 Policy **Hou 3 Private Green Space in Housing Development** also requires consideration. It requires that all proposals include appropriate private green space, with housing/flatted developments with communal provision requiring at least 20% of the site to be used as open space. Where housing development includes private gardens, a contribution towards the greenspace network will be negotiated if required.

Hou 3 Assessment: all proposed houses include private gardens, the size of which is considered appropriate and is in line with the Edinburgh Design Guidance. Shared open space is provided adjacent to the proposed apartments, alongside large areas of public open space as discussed in preceding chapters of the report, and as outlined within the proposed site plan and submitted landscaping plans. Within a 400m walk of all apartments there are substantial areas of open space, principally at Brunstane Green. In addition and as shown on the submitted apartment drawings, a number of the apartments include balcony spaces to provide further external amenity space.

The open space provision across the site equates to over 24% and is considered to be a sufficient quantum across the whole site.

- 4.32 Under Policy **Hou4**, the Council require that all residential developments are of an appropriate density, having regard to:

"a) its characteristics and those of the surrounding area

b) the need to create an attractive residential environment and safeguard living conditions within the development

c) the accessibility of the site includes access to public transport

d) the need to encourage and support the provision of local facilities necessary to high quality urban living."

Hou 4 Assessment: alongside the requirements of Policy Hou4, it is also relevant to consider that as part of the PPP, a density guide was included.

As part of this submission, a Density Analysis Comparison plan has been prepared and submitted, providing a comparison between the density plan included as part of the PPP. This confirms that the density proposed by this AMSC is substantially in accordance with that approved by the density guide

- 4.33 The Council require under Policy **Hou 6 Affordable Housing** that at least 25% of housing with 12 or more units is affordable in nature, and that this provision should normally be on site.

Hou 6 Assessment: the development comprises 676 dwellings in total with 169 of these as affordable, equating to 25%. As discussed in section 2, this is split between apartments of 1 to 3 bedrooms and houses of 2 and 3 bedroom properties. This will comprise a range of suitable tenures including 20% Golden Share, up to 17% mid-market rent, and other rental tenures as per the requirements of the relevant housing association.

- 4.34 The final relevant policy under this section is policy **Hou 10 Communal Facilities**. The policy states:

"Planning permission for housing development will only be granted where there are associated proposals to provide any necessary health and other community facilities relative to the impact and scale of development proposed. Development involving the loss of valuable health or other community facilities will not be allowed, unless appropriate alternative provision is to be made."

Hou 10 Assessment: during the PPP stage, there was no requirement identified for the delivery of any health facilities as part of the development. Within the local centre it is proposed to provide c. 700 sq.m of commercial floorspace, suitable for a range of uses. This includes Class 10 and 11 use, which would be suitable for the delivery of community facilities if viable interest was received for the occupation of the units for this use.

The legal agreement as part of the PPP includes a contribution of £60 per dwelling (indexed linked) to go towards healthcare infrastructure development, which fulfils this criteria.

Shopping and Leisure

- 4.35 Within the LDP, the proposed new local centre at Brunstane is identified as a 'proposed new local Centre' at Appendix B. This is also stated within the development brief for Brunstane under its allocation of HSG29.
- 4.36 Based on the above factors, it is clear that the development of a local centre at Brunstane is supported, and that the proposed uses of class 1, 2, 3, 4, 10 and 11 can be supported at this location. We therefore believe the proposals deliver the aims of LDP policy and the PPP.
- 4.37 Justification of the floorspace proposed by the local centre is provided by the submitted Commercial Demand Study.

Transport

- 4.38 The transport section of the plan includes a variety of policies which promote sustainable development. In this regard, the approved PPP masterplan includes means to encourage the use of other modes of transport to the private car, through the provision of pedestrian and cycle links and limited car parking provision on site. Pursuant to this, the following policies are relevant:
- Tra 2 Private Car Parking
 - Tra 3 Private Cycle Parking
 - Tra 4 Design of Off-Street Car and Cycle parking
 - Tra 9 Cycle and Footpath Network
- 4.39 Full details of transport related matters are included within the submitted Transport Statement, however we have considered and responded to the relevant policies below.
- 4.40 The first relevant policy is **Tra 2 Private Car Parking**. It states that:

"Planning permission will be granted for development where proposed car parking provision complies with and does not exceed the parking levels set out in Council guidance. Lower provision will be pursued subject to consideration of the following factors:

a) whether, in the case of non-residential developments, the applicant has demonstrated through a travel plan that practical measures can be undertaken to significantly reduce the use of private cars to travel to and from the site

b) whether there will be any adverse impact on the amenity of neighbouring occupiers, particularly residential occupiers through on-street parking around the site and whether any adverse impacts can be mitigated through control of on-street parking

c) the accessibility of the site to public transport stops on routes well served by public transport, and to shops, schools and centres of employment by foot, cycle and public transport

d) the availability of existing off-street parking spaces that could adequately cater for the proposed development

e) whether the characteristics of the proposed use are such that car ownership and use by potential occupiers will be low, such as purpose-built sheltered or student housing and 'car free' or 'car reduced' housing developments and others providing car sharing arrangements

f) whether complementary measures can be put in place to make it more convenient for residents not to own a car, for example car sharing or pooling arrangements, including access to the city's car club scheme."

Tra 2 Assessment: the Edinburgh Design Guidance identifies that for residential development in the location of New Brunstane, private car parking should be no more than 1 space per unit, and for shops 1 space per 25 sq.m. The development comprises 676 residential dwellings and a local centre of 723 sq.m. This means that there is a maximum allowance of 705 parking spaces. The proposals include 626 parking spaces across the site, with the shared car parking courts in close proximity to the local centre suitable for those living in the apartments or those visiting the local centre. This is below the maximum allowance as identified by the design guidance.

Alongside the car parking, the development includes numerous sustainable transport links through footpath and cycle ways, as well as including the ability for a bus to serve the site through the provision of three bus stops. It will be the decision of any commercial operator as to whether they will consider diverting a service through the site, however the applicant will work with the Council Transport team and commercial operators to explore the potential for this.

- 4.41 The next relevant policy is **Tra 3 Private Cycle Parking**. The policy states that *"Planning permission will be granted for development where proposed cycle parking and storage provision complies with the standards set out in Council guidance."*

Tra 3 Assessment: the Edinburgh Design Guidance identifies that for all residential development across the city, there is a minimum cycle parking provision for each dwelling. This ranges from 1 per unit for a 1 bed apartment/house, to 3 per unit for a 4 bedroom property. In addition, shops required 1 cycle parking space per 250sq.m for employees, and 1 per 500 sq.m for customers.

All houses on site include provision for cycle parking either within garage spaces or within rear gardens. The apartment buildings include dedicated cycle parking spaces within communal bike storage areas, as shown on the submitted floorplans and the proposed site plan. This provides sufficient cycle parking provision for apartment buildings.

Cycle parking is provided at the northern edge of the square adjacent to the school entrance, exceeding the required 5 spaces to serve the local centre.

4.42 **Tra 4 Design of off street car and cycle parking** includes specific detail of the design of these areas stating:

"Where off-street car parking provision is required or considered to be acceptable, the following design considerations will be taken into account:

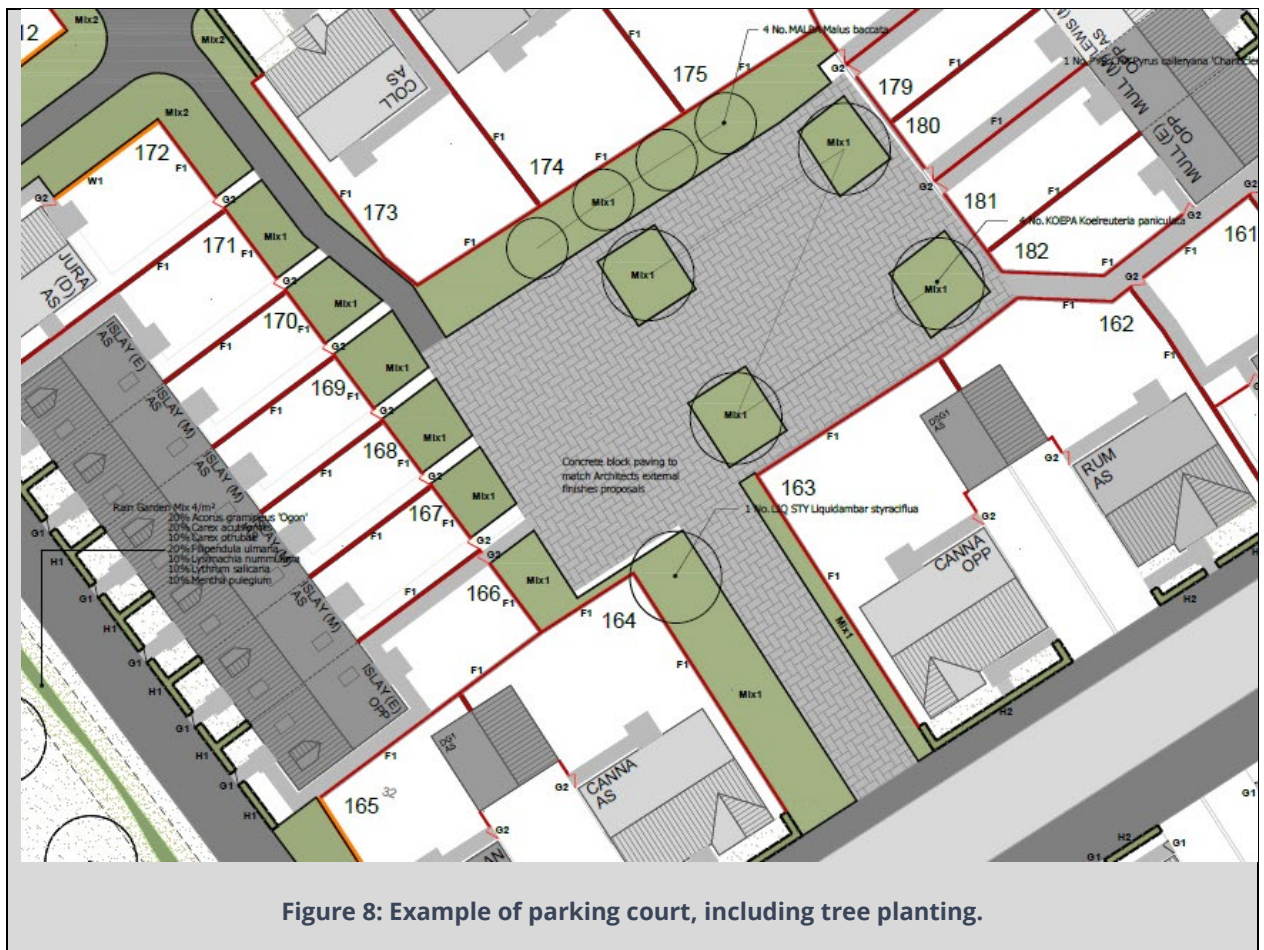
- a. surface car parks should not be located in front of buildings where the building would otherwise create an active frontage onto a public space or street, and main entrances to buildings should be located as close as practical to the main site entrance*
- b. car parking should preferably be provided at basement level within a building and not at ground or street level where this would be at the expense of an active frontage onto a public street, public space or private open space*
- c. the design of surface car parks should include structural planting to minimise visual impact*
- d. the design of surface car parking or entrances to car parking in buildings should not compromise pedestrian safety and should assist their safe movement to and from parked cars, for example, by the provision of marked walkways.*
- e. Space should be provided for small-scale community recycling facilities in the car parking area in appropriate development, such as large retail developments.*

Cycle parking should be provided closer to building entrances than general car parking spaces and be designed in accordance with the standards set out in Council guidance."

Tra 4 Assessment: we deal with each of these criteria below:

- a) Throughout the development, a small number of communal parking courts are proposed, in order that car dominance of main streets is reduced. In the majority of cases, these are located to the rear of properties, with the properties they serve surrounding them. (see example below)
- b) It is not possible to locate parking in basement levels of buildings, however where parking courts are required, these do not impact on active frontages and are directly accessible onto the public street.
- c) Tree planting is included within car parking courts to assist in breaking up these spaces. (see example below)
- d) This criteria is not strictly relevant as there are no car parking access through buildings, however access to car parking courts are generally in areas of shared spaces with pedestrians, cycles and cars able to use the space.
- e) Each property includes spaces for recycling facilities, either through individual bins for housing or shared facilities for apartments.

Cycle parking for each apartment building is either within the building, or in close proximity to the main entrance.



4.43 The final relevant policy is **Tra 9 Cycle and Footpath networks**. In full, the policy states:

"Planning permission will not be granted for development which would:

- a) prevent the implementation of proposed cycle paths/footpaths shown on the Proposals Map*
- b) be detrimental to a path which forms part of the core paths network or prejudice the continuity of the off-road network generally*
- c) obstruct or adversely affect a public right of way or other route with access rights unless satisfactory provision is made for its replacement*
- d) prejudice the possible incorporation of an abandoned railway alignment into the off-road path network"*

Tra 9 Assessment: as part of the PPP, a movement framework was approved which identifies links within the site to the existing path and cycle network surrounding the site. This AMSC replicates these connections to ensure connectivity by sustainable transport means is provided.

The proposals map indicates a cycle path safeguard to the south of the site relating to a cycle way between Fort Kinnaird and Queen Margaret University. The proposed development provides improved links to this potential network, but does not impact upon it.

The access routes which will cross the NCR1 have been designed to ensure this route remains the priority route along the southern boundary of the site. During construction, there will be a requirement to provide a temporary diversion to the NCR1.

It is noted that NCR1 and a pedestrian route along the Brunstane Burn valley are identified as core pathways, however the AMSC proposals provide new links into these core pathways where possible, and as indicated on the movement framework approved by the PPP. As such, the proposals would result in improved pedestrian links across the site given the number of new foot and cycle ways which are proposed.

Resources and Services

- 4.44 The final policy section of the LDP deals with matters relating to sustainability, waste and use of natural resources. As such, most of these policies are not relevant for consideration.
- 4.45 This is with the exception of policy **RS 6 Water and Drainage** which only provides support for development where there is an adequate water supply and sewerage provision, or where any required improvements to these services can be provided.
- 4.46 The submitted drained infrastructure report deals with these matters in further detail, providing confirmation that Scottish Water are able to provide sufficient capacity to serve the proposed development of Brunstane, which addresses the requirements of policy RS6.

Material Considerations

Edinburgh City Plan 2030

- 4.47 CEC have recently prepared a proposed Local Development Plan for Edinburgh, entitled City Plan 2030. This provides a set of updated policies and proposals to guide development within the city from 2020 to 2030.
- 4.48 City Plan 2030 continues to identify Brunstane as an allocated residential led mixed use development site with reference HSG29. The proposed plan also includes Place Policies, each of which cover allocated sites within the city. This includes Place 33 Brunstane which contains the development principles for the site.
- 4.49 Generally, these principles mirror those which have been addressed above. Whilst the site benefits from a PPP which complies with the current development principles as set out with the adopted plan, we have considered any additional criteria contained within City Plan below.
 - a. address the education impacts by providing a new 18 class Primary School and 128 place early learning centre transport assessments should identify any appropriate commensurate mitigation which may be required with respect to the A1/Newcraighall Road junction and to the junctions on the A199, taking into account any cumulative impact with traffic from other development sites. Particular attention should be given to the proposed new junction on Milton Road East, and the management of additional traffic generation onto Milton Road East and Newcraighall Road including associated improvements to pedestrian cycle crossing facilities.

Matters of education have been dealt with through the PPP Section 75 agreement.

 - n. Enhanced sustainable urban drainage will be required as appropriate to address current/future water quality pressures and to ensure no detrimental impacts to the recently designated bathing waters at Fishers Row.

Matters of flooding and drainage are contained within the submitted Flood Risk and Drainage Impact Assessment.

- p. Provide or contribute towards healthcare infrastructure and community facilities

Matters of healthcare infrastructure have been dealt with through the PPP Section 75 agreement.

Edinburgh Design Guidance

- 4.50 To provide additional guidance on design matters, this non statutory guidance was most recently amended in January 2020 by the Council. It set out expectations for the design of new development, and contains guidance on a variety of topic areas including placemaking, building design, landscape design and street design.
- 4.51 The proposals have taken cognisance of the content of this guidance in the preparation of the AMSC and to ensure compliance where relevant.
- 4.52 Reference has been made to the guidance in the policy assessment of the adopted LDP above and various supporting documents, in particular the Design & Access Statement.

5. The approval of matters specified in conditions and discharge of pre commencement conditions

- 5.1 This section ties the various supporting information submitted with the requirements of matters specified in conditions, and related discharge of pre-commencement conditions.
- 5.2 As already discussed, conditions 1 and 9 (regarding pre-AMSC requirements) have already been discharged.

Condition 1

Condition	Requirement	Information Lodged
1	an updated phasing plan	<ul style="list-style-type: none"> Phasing Framework Plan
	an updated Transport Statement the scope of which will be agreed with Planning and Transport	<ul style="list-style-type: none"> Transport Statement
	a Design and Access statement, detailing the layout, streets and spaces, accessibility, safety and security, sustainability and energy efficiency	<ul style="list-style-type: none"> Design and Access Statement S1 Sustainability Form
	an updated Landscape and Visual Impact statement	<ul style="list-style-type: none"> Landscape and Visual Impact Compliance note
	details of management and maintenance of the landscaping, allotments, SUDS and open space	<ul style="list-style-type: none"> Design & Access Statement (Section 7.5)
	surface water management strategy	<ul style="list-style-type: none"> Drainage Layout Drainage Strategy Overland Flow Paths Drainage Construction Details

Condition 2

Condition	Requirement	Information Lodged
2a	a site development layout showing a phased implementation programme for built development, road and footpath provision, open space provision, tree and shrub planting and woodland management;	<ul style="list-style-type: none"> Phasing Framework Plan Site Layout Construction Management Plan Landscaping Plans, Specification and Management Plan Open Space Framework Plan Street Types Plan Design & Access Statement

Condition	Requirement	Information Lodged
2b	details of the siting, design and height of development, including the design of all external features and materials and appearance of all buildings and glazing specifications (including acoustic capabilities) and ground floor levels in relation to Ordnance Datum;	<ul style="list-style-type: none"> • Apartment Block Floor Plans and Elevations • Affordable Apartment Block Floor Plans and Elevations • House type Floor Plans and Elevations • Bin and Cycle Store Plans • Garage Drawings • Building heights Plan • External Finishes Plan • Acoustic Fence Details • Boundary Treatments Plan • Retaining Walls Plan • Levels Layouts • Noise Assessment
2c	details including the siting, design, and materials of the proposed pedestrian and cycle bridge. (The bridge must be designed as part of the adjacent phases of development outlined in orange on the Amended Strategic Masterplan Design Code Appendix G.	<ul style="list-style-type: none"> • Proposed Footbridge Design
2d	the precise location and extent of individual uses to be developed including the number of residential units and any community/ commercial/ business uses;	<ul style="list-style-type: none"> • Site Layout Plan • Apartment Block Floor Plans (apartment types 2, 3 and 5 (4 storey only) identify commercial floorspaces as part of local centre)
2e	design and configuration of public realm and open spaces, all external materials and finishes and details of play equipment;	<ul style="list-style-type: none"> • Site Layout Plan • Open Space Framework Plan • Street Types Plan • Design and Access Statement • Landscape Illustrative Masterplan • Landscape Proposals Location Sheet • Landscape Proposals Sheets • Landscape Details Sheets • Brunstane Park – Play Park Plan and Trim Trail Plan
2f	car and cycle parking, access, road layouts and alignment, including a Stage 2 Quality Audit, classification of streets, servicing areas and electric charging points;	<ul style="list-style-type: none"> • Transport Statement (incl. Quality Audits) • Design & Access Statement • Street Types Plan

Condition	Requirement	Information Lodged
2g	footpaths and cycle routes, including proposed multi-use paths and the signage of pedestrian and cycle access links;	<ul style="list-style-type: none"> Design & Access Statement Transport Statement Site Layout Street Types Plan
2h	waste management and recycling facilities;	<ul style="list-style-type: none"> Report on Site Investigation (Housing Site) Remediation Method Statement (Housing Site)
2i	Site investigation/decontamination arrangements	<ul style="list-style-type: none"> Drainage Layout Drainage Strategy Drainage Construction Details Basin Construction Details Overland Flow Paths Plan
2j	surface water and drainage arrangements	<ul style="list-style-type: none"> Levels Layouts
2k	existing and finished site and ground levels in relation to Ordnance Datum;	<ul style="list-style-type: none"> Relevant details identified below
2l	full details of sustainability measures in accordance with Edinburgh Standards for Sustainable Building	<ul style="list-style-type: none"> Illustrative Landscape Masterplan Landscape Proposals Location Sheet Landscape Proposals Sheets 22 - 27 External Finishes Plan Boundary Treatments Plan
2m	full details of the landscape proposals include fully detailed plans of the design and configuration of all public open space all external materials and hard and soft landscaping details, sections and elevations and be substantially in accordance with the design proposed in the site wide landscape plan submitted under condition 13 below. This shall include:	<ul style="list-style-type: none"> Transport Statement (incl. Quality Audits) Design & Access Statement Street Types Plan
2m(i)	Walls, fences, gates and any other boundary treatments	<ul style="list-style-type: none"> Design & Access Statement Transport Statement Site Layout Street Types Plan Design & Access Statement Site Layout

Condition	Requirement	Information Lodged
2m(ii)	The location of new trees, shrubs and hedges including street trees.	<ul style="list-style-type: none"> • Illustrative Landscape Masterplan • Landscape Proposals Location Sheet • Landscape Proposals Sheets 22 – 27 • Landscape Planting Details Sheet • Landscape Proposals Planting Schedule • Landscape Proposals Specification Sheet • Design & Access Statement • Site Layout
2m(iii)	A schedule of plants to comprise species, plant size and proposed number/density;	<ul style="list-style-type: none"> • Illustrative Landscape Masterplan • Landscape Proposals Location Sheet • Landscape Proposals Sheets 22 – 27 • Landscape Planting Details Sheet • Landscape Proposals Planting Schedule • Landscape Proposals Specification Sheet • Design & Access Statement • Site Layout
2m(iv)	Programme of completion and subsequent maintenance and management;	<ul style="list-style-type: none"> • Landscape Planting Details Sheet • Landscape Proposals Planting Schedule • Landscape Proposals Specification Sheet • Design & Access Statement (Section 7.5)
2m(v)	Existing and proposed services such as cables, pipelines, substations, and details of the acoustic barrier required under the Noise Impact Assessment; and	<ul style="list-style-type: none"> • Electric Diversion Plan • Water Diversion Plan • Fibre & Street Lighting Diversion Plan • Utility Location Survey Plan • Utility Location Report • Proposed Electric Design • Proposed Gas Design • Substation Enclosure Plan • Site Layout
2m(vi)	Other artefacts and structures such as street furniture, including lighting columns and fittings, recreation and play equipment and allotments as	<ul style="list-style-type: none"> • Site Layout • Illustrative Landscape Masterplan • Landscape Proposals Location Sheet • Landscape Proposals Sheets 22 – 27 • Design & Access Statement

Condition	Requirement	Information Lodged
	required by the site-wide landscape masterplan;	<ul style="list-style-type: none"> Lighting Sheet 1 to 4
2m(vii)	Details of cooking ventilation systems for Class 3, 8,10 and 11 units.	<ul style="list-style-type: none"> To be provided in due course

Condition 5

Condition	Requirement	Information Lodged
5	The development hereby permitted shall be carried out in substantial accordance with the principles and requirements of the mitigation measures set out in the Environmental Statement accompanying the planning application unless provided for in any other condition attached to the permission. If development is to be phased, then a revised schedule of mitigation must be submitted for approval prior to commencement of development of each phase after the first.	<ul style="list-style-type: none"> Environmental Statement Schedule of Mitigation Measures Update

Condition 6

Condition	Requirement	Information Lodged
6	For each phase of development, no development shall take place on that phase until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis, reporting, publication, preservation, public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.	<ul style="list-style-type: none"> Archaeological Evaluation Report Metal Detector Survey Trench Layout Approval WSI (Stage 1 Archaeological Evaluation and Metal Detecting) WSI Approval

Condition 7

Condition	Requirement	Information Lodged
7	Prior to the commencement of development, of each phase, an invasive non- native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed (<i>Fallopia japonica</i>), and Giant Hogweed (<i>Heracleum mantegazzianum</i>) on site. The measures shall be carried out strictly in accordance with the approved scheme.	<ul style="list-style-type: none"> • Invasive Species Survey

Condition 8

Condition	Requirement	Information Lodged
8 (p 1. a)	A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement
8 (p 1. b)	Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement
8 (p 2.)	Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement

Condition 9

Condition	Requirement	Information Lodged
9	As part of applications for the Approval of Matters Specified in conditions (detailed design) for each phase of development: The submission of a report of findings arising from both of the intrusive site investigations, including the results of gas monitoring.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement • Constraints Plan
	The submission of a layout plan which identifies appropriate zones of influence for the mine entries on site, and the definition of suitable 'no-build' zones.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement • Constraints Plan
	The submission of a scheme of treatment for the mine entries on site for approval.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement
	The submission of a scheme of remedial works for the shallow coal workings for approval.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement
	Prior to the commencement of each phase of development, the implementation of the approved treatment and remedial works is required.	<ul style="list-style-type: none"> • Report of Site Investigations • Remediation Method Statement • Constraints Plan

Condition 10

Condition	Requirement	Information Lodged
10	Fully detailed proposals for work to manage or remove trees, planting to mitigate losses and to protect remaining trees, including the following details, shall be submitted to and approved in writing by the planning authority prior to works commencing on site: Details showing trees to be removed;	<ul style="list-style-type: none"> • Ground Level Tree Survey • Tree Constraints Plan • Arboricultural Method Statement (to be submitted) • Landscape Proposals (Plans, Specifications, Details, Schedule and Masterplan)
	A Tree Protection Plan setting out measures to protect trees that are to remain during construction in accordance with BS 5837: 2012: 'Trees in relation to design, demolition and construction'	<ul style="list-style-type: none"> • Ground Level Tree Survey • Tree Constraints Plan • Arboricultural Method Statement (to be submitted) • Landscape Proposals (Plans, Specifications, Details, Schedule and Masterplan)
	Details of road and path construction, service runs and changes in level that may affect tree root systems in relation to proposed phasing of development	<ul style="list-style-type: none"> • Levels Layouts • Roads Construction Details
	Details of contractor's compounds, fences and storage, which may affect trees.	<ul style="list-style-type: none"> • Construction Environmental Management Plan (to be submitted)

Condition 11

Condition	Requirement	Information Lodged
11	The applicant will need to submit details of the cooking ventilation systems when details of the Class 3, 8, 10 & 11 units are available.	<ul style="list-style-type: none"> • Details to be provided in due course.

Condition 13

Condition	Requirement	Information Lodged
13	<p>Prior to the commencement of works on site, a site-wide landscape masterplan shall be submitted to and approved in writing by the planning authority. This shall co- ordinate the layout, specification and materials palette and shall refer to the design and delivery of those landscape elements shown on the approved strategic landscape framework which are common to multiple sub-sites, with regard to the following:</p> <ul style="list-style-type: none"> • Landscape edges to Brunstane Burn; • Landscape edges to NCR 1/ Wanton Walls Steading; • Linear park; • Lauderdale view; • Brunstane Walk; • Hard landscape and planting details for SUDs basins, aquatic margins and swales; • Provision for forty three 10 m x 20 m allotments • Species of tree and woodland planting, size of stock and planting details for use in hard landscape and green spaces. <p>Once approved, this site wide landscape masterplan should be delivered and implemented through the phasing framework condition 1 and sub-site AMC applications required in condition 2.</p>	<ul style="list-style-type: none"> • Illustrative Landscape Masterplan

Condition 14

Condition	Requirement	Information Lodged
14	<p>Prior to the commencement of works on site within the phases that include Brunstane Green and/or Brunstane Park, details of the treatment of the Scheduled Monuments are required.</p> <p>This shall include detailed landscape plans at not less than 1:200 for Brunstane Green and Brunstane Park, and detailed designs of the archaeological and historic interpretation of these Scheduled Monuments, to be submitted to and approved in writing by the planning authority.</p> <p>No development shall take place until the applicant has secured the implementation of the proposed landscaping plans and the implementation of a programme of archaeological and historic interpretation in accordance with detailed designs which have been submitted by the applicant and approved by the planning authority.</p> <p>The implementation of Brunstane Green and Brunstane Park should be in accordance with phasing framework.</p>	<ul style="list-style-type: none"> • Illustrative Landscape Masterplan • Landscape Proposals Detail Sheets • Landscape Sections – Brunstane Green

Condition 15

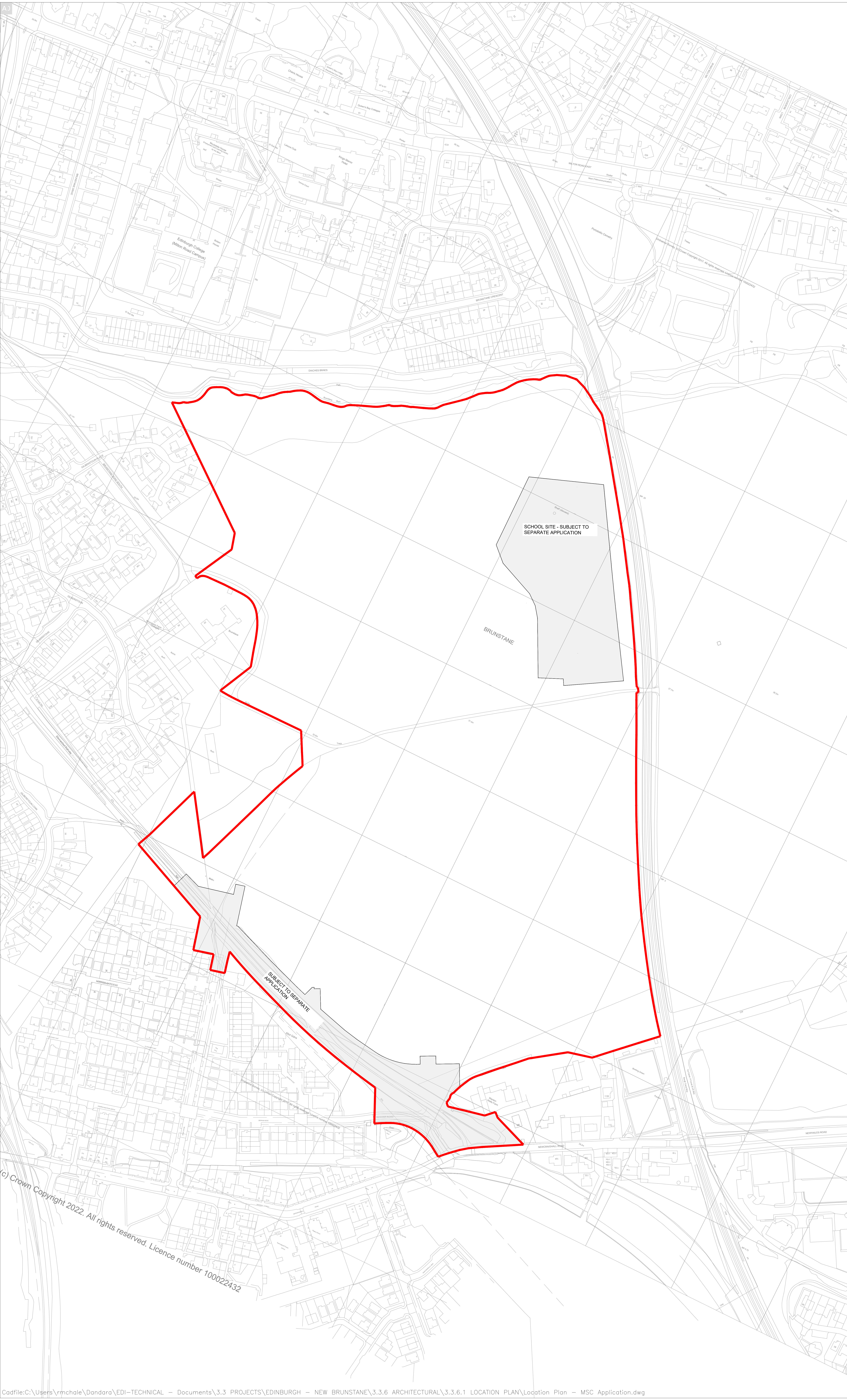
Condition	Requirement	Information Lodged
15	For any phases of development including the Schedule Monuments, no development shall take place on that phase until the applicant has secured the implementation of an Archaeological Conservation & Management Plan for both Brunstane, enclosure 250m E of (Ref 4112) and Brunstane, moated site 50m NNE of (Ref 10580) which has been submitted by the applicant and approved by the Planning Authority.	<ul style="list-style-type: none">• Archaeology Evaluation• Archaeology Metal Detector Survey• Archaeology Trench Plan - CEC Approval• Archaeology Written Scheme of Investigation• Archaeology Written Scheme of Investigation - CEC Approval

6. Conclusions

- 6.1 This planning statement is submitted in support of an application for the Approval of Matters Specified in Conditions (AMSC) attached to Planning Permission in Principle (PPP) 16/04122/PPP, and to bring forward the detail of the proposed residential-led development of the western portion of Brunstane (LDP site HSG29).
- 6.2 As required by condition 12 of 16/04122/PP, the proposals are substantially in accordance with the masterplan and approved documents approved under the PPP, as well as the policies and proposals of the Local Development Plan which allocated the site for new housing. They also reflect detailed pre-application discussions with planning officers and internal consultees at The City of Edinburgh Council, as well as external consultees including Historic Environment Scotland, Network Rail, SEPA and Scottish Water.
- 6.3 Compliance with the development plan and related guidance has been demonstrated through this statement and the associated plans, reports and documents which accompany this submission.
- 6.4 The proposals in this first phase of development at Brunstane represent a significant investment by the applicant and provide an exciting opportunity to bring forward a high-quality residential-led development on allocated residential development site within Edinburgh.
- 6.5 This Planning Statement has explained the background to the allocation of the site, and the PPP. It has also identified the detailed matters which are being brought forward for approval and outlined the suite of supporting documents and plans which are lodged with the application. Together, this suite of supporting documents and plans provides a robust submission to the Council for approval.

Appendix I

Location Plan



NOTES:

LEGEND:

MSC Application Boundary

0 20 40 60 80 100
Scale Bar 1:1250 (Metres)

REV	AMENDMENT	DATE	BY

dandara

Dandara East Scotland
Alexandra House
21 Cliftonhall Road
Newbridge
EH28 8PW
Tel: 0131 516 4655 Email: info@scotland.dandara.com Web: www.dandara.com

CLIENT:
DANDARA EAST SCOTLAND

PROJECT:
NEW BRUNSTANE
EDINBURGH

DRAWING:
MSC LOCATION PLAN

STATUS:
PLANNING

SCALE:	DATE:
1:1250 @A0	JUL'22

JOB NO:	NAME:
NBR	RMch

DRAWING NO:	Rev:
NBR-LP-001	-

Appendix II

16/04122/PPP - PPP Decision Notice

GVA Grimley.
Quayside House
127 Fountainbridge
Edinburgh
EH3 9QG

The EDI Group Ltd.
C/o Agent.

Decision date: 20 November 2020

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

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.)
At Land 445 Metres North Of 103 Newcraighall Road Edinburgh

Application No: 16/04122/PPP

DECISION NOTICE

With reference to your application for Planning Permission in Principle registered on 25 August 2016, this has been decided by **Committee Hearing**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Granted** 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;

1. Prior to the submission of any applications for the approval of matters specified in conditions (as required by condition 2 below), a phasing framework shall be submitted for the approval by the Planning Authority.

The phasing framework shall include a plan identifying individual sub-sites and phasing. Thereafter, reference to sub-sites in subsequent conditions relates to the identified sub-sites within this phasing framework.

The phasing framework shall include the following items and the timing of their delivery for each sub-site:

- the location of development phases;

- the location of 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;
- pedestrian, cycle and vehicular links;
- the proposed access arrangements and two East Coast Main Line bridge crossings;

The delivery of individual plots and sub-sites will then be carried out in accordance with the approved phasing framework.

Subsequent applications for each phase of the development shall be accompanied by the following supporting information:

- an updated phasing plan;
- an updated Transport Statement the scope of which will be agreed with Planning and Transport;
- a Design and Access statement, detailing the layout, streets and spaces, accessibility, safety and security, sustainability and energy efficiency;
- an updated Landscape and Visual Impact statement;
- details of management and maintenance of the landscaping, allotments, SUDS and open space; and
- surface water management strategy.

2. Before any work on a site which forms part of an identified sub-site as required under condition 1 is commenced, details of the undernoted matters shall be submitted to and approved in writing by the Planning Authority; the submission shall be in the form of a detailed layout for the relevant sub site and shall be in accordance with the Phasing Framework as approved by condition 1.

(a) a site development layout showing a phased implementation programme for built development, road and footpath provision, open space provision, tree and shrub planting and woodland management;

(b) details of the siting, design and height of development, including the design of all external features and materials and appearance of all buildings and glazing specifications (including acoustic capabilities) and ground floor levels in relation to Ordnance Datum;

(c) details including the siting, design, and materials of the proposed pedestrian and cycle bridge. (The bridge must be designed as part of the adjacent phases of development outlined in orange on the Amended Strategic Masterplan Design Code Appendix G.

(d) the precise location and extent of individual uses to be developed including the number of residential units and any community/commercial/business uses;

(e) design and configuration of public realm and open spaces, all external materials and finishes and details of play equipment;

(f) car and cycle parking, access, road layouts and alignment, including a Stage 2 Quality Audit, classification of streets, servicing areas and electric charging points;

(g) footpaths and cycle routes, including proposed multi-use paths and the signage of pedestrian and cycle access links;

(h) waste management and recycling facilities;

(i) Site investigation/decontamination arrangements;

(j) surface water and drainage arrangements;

(k) existing and finished site and ground levels in relation to Ordnance Datum;

(l) full details of sustainability measures in accordance with Edinburgh Standards for Sustainable Building; and

(m) full details of the landscape proposals include fully detailed plans of the design and configuration of all public open space all external materials and hard and soft landscaping details, sections and elevations and be substantially in accordance with the design proposed in the site wide landscape plan submitted under condition 13 below. This shall include:

(i) Walls, fences, gates and any other boundary treatments;

(ii) The location of new trees, shrubs and hedges including street trees.

(iii) A schedule of plants to comprise species, plant size and proposed number/density;

(iv) Programme of completion and subsequent maintenance and management;

(v) Existing and proposed services such as cables, pipelines, substations, and details of the acoustic barrier required under the Noise Impact Assessment; and

(vi) Other artefacts and structures such as street furniture, including lighting columns and fittings, recreation and play equipment and allotments as required by the site-wide landscape masterplan;

(vii) Details of cooking ventilation systems for Class 3,8,10 and 11 units.

All to be in accordance with the Phasing Framework as detailed in condition 1 and in accordance with the landscape masterplan as detailed in condition 13.

3. The approved landscaping scheme(s) for each sub-site or significant open space required under condition 2 shall be fully implemented in accordance with the approved phasing plan required by condition 1. Thereafter it shall be maintained by the applicants and/or their successors to the entire satisfaction of the planning authority; maintenance shall include the replacement of plant stock which fails to survive for whatever reason, as often as may be required to ensure the establishment of the approved landscape scheme.

4. Prior to the submission of any applications for the approval of matters specified in condition 2, for the area referred to as the Newhailes Edge in Design Code 17 as set out in the page 82 of the Amended Strategic Masterplan Report Design Code, a detailed design plan at no less than 1:200 scale, should be provided including:

- (a) urban block layout, design, and details of the siting, design and height of development, including the design of all external features and materials and appearance of all buildings;
- (b) design and configuration of public realm and open spaces, all external materials and pedestrian and cycle links; and
- (c) full details of the landscape proposals include fully detailed plans of the design and configuration of all public open space all external materials and hard and soft landscaping details, sections and elevations. This shall include:
 - (i) Walls, fences, gates and any other boundary treatments;
 - (ii) The location of new trees, shrubs and hedges including street trees.
 - (iii) A schedule of plants to comprise species, plant size and proposed number/density;
 - (iv) Programme of completion and subsequent maintenance and management;
 - (v) Existing and proposed services such as cables, pipelines, substations, and details of the acoustic barrier required under the Noise Impact Assessment; and
 - (vi) Other artefacts and structures such as street furniture, including lighting columns and fittings, recreation and play equipment and allotments as required by the site-wide landscape masterplan;

This detailed design plan is to be submitted to and approved in writing by the planning authority and implemented in accordance with plan so approved and the phasing framework.

5. The development hereby permitted shall be carried out in substantial accordance with the principles and requirements of the mitigation measures set out in the Environmental Statement accompanying the planning application unless provided for in any other condition attached to the permission. If development is to be phased, then a revised schedule of mitigation must be submitted for approval prior to commencement of development of each phase after the first.

6. For each phase of development, no development shall take place on that phase until the applicant has secured the implementation of a programme of archaeological work (excavation, analysis, reporting, publication, preservation, public engagement) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

7. Prior to the commencement of development, of each phase, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese Knotweed (*Fallopia japonica*), and Giant Hogweed (*Heracleum mantegazzianum*) on site. The measures shall be carried out strictly in accordance with the approved scheme.

8. For each phase of development:

(1) Prior to the commencement of construction works on site:

(a) A site survey (including initial desk study as a minimum) must be carried out to establish to the satisfaction of the Head of Planning, either that the level of risk posed to human health and the wider environment by contaminants in, on or under the

land is acceptable, or that remedial and/or protective measures could be undertaken to bring the risks to an acceptable level in relation to the development; and

(b) Where necessary, a detailed schedule of any remedial and/or protective measures, including their programming, must be submitted to and approved in writing by the Head of Planning.

(2) Any required remedial and/or protective measures shall be implemented in accordance with the approved schedule and documentary evidence to certify those works shall be provided to the satisfaction of the Head of Planning.

9. Prior to the submission of applications for the Approval of Matters Specified in conditions (detailed design) for each phase of the development:

- The submission of a scheme of intrusive site investigations for the mine entries for approval;
- The submission of a scheme of intrusive site investigations for the shallow coal workings for approval; and
- The undertaking of both of those schemes of intrusive site investigations.

As part of applications for the Approval of Matters Specified in conditions (detailed design) for each phase of development:

- The submission of a report of findings arising from both of the intrusive site investigations, including the results of gas monitoring;
- The submission of a layout plan which identifies appropriate zones of influence for the mine entries on site, and the definition of suitable 'no-build' zones;
- The submission of a scheme of treatment for the mine entries on site for approval; and
- The submission of a scheme of remedial works for the shallow coal workings for approval.

Prior to the commencement of each phase of development, the implementation of the approved treatment and remedial works is required.

10. Fully detailed proposals for work to manage or remove trees, planting to mitigate losses and to protect remaining trees, including the following details, shall be submitted to and approved in writing by the planning authority prior to works commencing on site:

1. Details showing trees to be removed;
2. A Tree Protection Plan setting out measures to protect trees that are to remain during construction in accordance with BS 5837: 2012: 'Trees in relation to design, demolition and construction';
3. Details of road and path construction, service runs and changes in level that may affect tree root systems in relation to proposed phasing of development; and
4. Details of contractor's compounds, fences and storage, which may affect trees.

Tree protective measures BS 5837:2012 and in accordance with the approved Tree Protection Plan will be implemented in accordance with the approved phasing plan and shall be maintained to specification for the duration of the construction period. No materials, equipment or building shall be stored or located within the construction exclusion zone, nor shall any access or trenches be taken through it.

11. The applicant will need to submit details of the cooking ventilation systems when details of the Class 3, 8, 10 & 11 units are available.

12. The details of the reserved matters submitted pursuant to this permission shall be substantially in accordance with the Amended Strategic Masterplan, Strategic Landscape Framework, Strategic Movement Framework and Strategic Masterplan Report and Design Code (as revised) as submitted with and accompanying the application reference 16/04122/PPP, as approved by the planning authority and according with the design parameters and architectural approach identified in the Masterplan Design Code.

13. Prior to the commencement of works on site, a site-wide landscape masterplan shall be submitted to and approved in writing by the planning authority. This shall co-ordinate the layout, specification and materials palette and shall refer to the design and delivery of those landscape elements shown on the approved strategic landscape framework which are common to multiple sub-sites, with regard to the following:

- i. Landscape edges to Brunstane Burn;
- ii. Landscape edges to NCR 1/ Wanton Walls Steading;
- iii. Amphitheatre park;
- iv. Linear park;
- v. Lauderdale view;
- vi. Brunstane Walk;
- vii. Hard landscape and planting details for SUDs basins, aquatic margins and swales;
- viii. Provision for forty three 10 m x 20 m allotments; and
- ix. Species of tree and woodland planting, size of stock and planting details for use in hard landscape and green spaces.

Once approved, this site wide landscape masterplan should be delivered and implemented through the phasing framework condition 1 and sub-site AMC applications required in condition 2.

14. Prior to the commencement of works on site within the phases that include Brunstane Green and/or Brunstane Park, details of the treatment of the Scheduled Monuments are required. This shall include detailed landscape plans at not less than 1:200 for Brunstane Green and Brunstane Park, and detailed designs of the archaeological and historic interpretation of these Scheduled Monuments, to be submitted to and approved in writing by the planning authority.

No development shall take place until the applicant has secured the implementation of the proposed landscaping plans and the implementation of a programme of archaeological and historic interpretation in accordance with detailed designs which have been submitted by the applicant and approved by the planning authority.

The implementation of Brunstane Green and Brunstane Park should be in accordance with phasing framework.

15. For any phases of development including the Schedule Monuments, no development shall take place on that phase until the applicant has secured the implementation of an Archaeological Conservation & Management Plan for both Brunstane, enclosure 250m E of (Ref 4112) and Brunstane, moated site 50m NNE of (Ref 10580) which has been submitted by the applicant and approved by the Planning Authority.

Reasons:-

1. To ensure that the site is designed, developed and delivered cohesively.
2. In order to enable the planning authority to consider these matters in detail.
3. To ensure that quality landscaping is provided as part of the development.
4. To allow the planning authority to consider these matters in detail, to ensure comprehensive and coordinated design of this landscape buffer and allow consultation with HES relating to the design and treatment of the boundary to Newhailes.
5. To ensure the management and implementation of environmental mitigation measures as set out in the Environmental Statement.
6. In order to protect the historic assets and allow the planning authority to consider these matters in detail.
7. In order to enable the appropriate environmental mitigation measures to be implemented.
8. In order to enable the planning authority to consider this/these matter/s in detail.
9. In order to enable the planning authority to consider this/these matter/s in detail.
10. In order to protect trees during the construction of the development.
11. To ensure this information is provided when submitting applications including these Use Classes.
12. For avoidance of doubt regarding the approved documents.
13. To ensure coordination, quality and consistency in the landscaping details and delivery over different subplots.
14. To allow the planning authority to consider these matters in detail, and allow assessment of consultation with Historic Environment Scotland relating to the setting of historic assets.
15. In order to enable the planning authority to consider this/these matter/s in detail and allow further consultation with Historic Scotland on relating to these historic assets.

Informatives:-

It should be noted that:

1. It is directed that:

a) Application for the approval of matters specified in conditions must be made before the expiration of 7 years from the date of the grant of planning permission in principle, unless an earlier application for such an approval has been refused or an appeal against such a refusal has been dismissed, in which case application for approval of all

outstanding matters specified in conditions must be made within 6 months of the date of such refusal or dismissal.

b) The approved development must be commenced not later than the expiration of 7 years from the date of the grant of planning permission in principle or from the date of expiry of the time period for final approval of matters specified in condition, whichever is later.

2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.

3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. When available the applicant shall provide details of all the boilers to Environmental Assessment to ensure compliance with the Clean Air Act 1993. It should be noted that when designing the exhaust ducting, Heating, ventilation and Air Conditioning (HVAC) good duct practice should be implemented to ensure that secondary noise is not generated by turbulence in the duct system. It is recommended that the HVAC Engineer employed to undertake the work, undertakes the installation with due cognisance of the Chartered Institute of Building Services Engineers (CIBSE) and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Guidance.

5. The design and construction of the proposed road bridge over the railway will have to comply with current Railway Standards and Guidelines and will be subject to further discussions and agreement with Network Rail. The Local Authority will be required to enter into a bridge agreement and adopt the bridge including the obligation to repair, maintain and renew it.

6. If not already in place, the applicant must provide a suitable trespass proof fence of at least 1.8 metres in height adjacent to Network Rail's boundary and provision for the fence's future maintenance and renewal should be made. Network Rail recommend a 1.8 metre high 'rivetless palisade' or 'expanded mesh' fence. Network Rail's existing boundary measure must not be removed without prior permission.

7. The electric vehicle charge points required should be installed in accordance with Transport Scotland's 'Switched On Scotland: A Roadmap to Widespread Adoption of Plug-in Vehicles' (2013). In particular the charge points should include a 70 or 50kW (100 Amp) DC with 43kW (64 Amp) AC unit. The DC charge should be delivered via both JEVS G105 and 62196-3 sockets and the AC supply by a 62196-2 socket. The outlet must have the ability to be de-rated to supply 25kW to any two of the three outlets simultaneously.

8. In addition to those measures listed, Scottish Natural Heritage would add that for otters, pre-construction surveys should be carried out prior to construction works to check whether otters have moved into the area, to identify any holts that may be subject to construction disturbance, and therefore inform any licence requirements that may be required.

9. A detailed plan of public access across the site (existing, during construction and upon completion) will be provided for the approval of the council as planning authority. This will show:

- a) all existing paths, tracks and rights of way, and any areas currently outwith or excluded from statutory access rights*;
- b) any areas proposed for exclusion from statutory access rights, for reasons of privacy, disturbance or curtilage, in relation to proposed buildings or structures;
- c) all paths and tracks proposed for construction, for use by walkers, riders, cyclists, all-abilities users, etc.
- d) any diversions of paths - temporary or permanent - proposed for the purposes of the development.

* under Part One of the Land Reform (Scotland) Act 2003.

10. Clearance of vegetation from the proposed construction area has the potential to disturb nesting birds; therefore clearance should be carried out outside the bird nesting season March - August (inclusive). Should it be necessary to clear ground during the bird nesting season the land should be surveyed by a suitably qualified ecologist and declared clear of nesting birds before vegetation clearance starts.

11. For the avoidance of doubt the surface water drainage scheme shall comply with the Scottish Environmental Protection Agency's (SEPA) principles of Sustainable Urban Drainage Systems (SUDS) and CEC Flooding requirements.

The drainage details include:-

- (a) Cross sections of all SUDS ponds as shown on the Strategic Landscape Framework and their integration with adjacent paths and landforms;
- (b) Gradients of aquatic margins - encompassing a maximum steepness of 1:8;
- (c) The critical storm duration of the storage volumes;
- (d) Inlet details;
- (e) Outlet details; and
- (f) The integration with paths and other landforms.

12. 1. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent (RCC). The applicant should note:

- a. the extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed;
- b. a network of high quality pedestrian and cycle routes through the site to link with and improve existing routes to Brunstane Station, Newcraighall Station, Brunstane Burn at the north-eastern edge of the site, proposed northern access at Milton Road East, and John Muir Way is required;
- c. details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification to be provided;

d. particular attention must be paid to ensuring that 12m long refuse collection vehicles are able to service the site. The applicant is recommended to contact the Council's waste management team to agree details; and

e. The principles set out in the Design Code are considered acceptable but, for the avoidance of doubt, the road layout is not approved at this stage and will require separate application for RCC.

13. The principles set out in the Strategic Masterplan Report Design Code are considered acceptable but, for the avoidance of doubt, the road layout is not approved at this stage and will require separate application for RCC.

14. A Quality Audit, as set out in Designing Streets, to be submitted prior to the grant of any Road Construction Consent.

15. Prior to the commencement of the first phase of development, a construction environmental management plan (CEMP) should be submitted to and approved in writing by the local planning authority. The CEMP should include mitigation as detailed in the Environmental Statement. Construction shall be carried out in accordance with the CEMP so approved. Prior to the construction of development, the mitigation measures scheduled in the Environmental Statement should be implemented. A revised CEMP must be submitted for approval prior to commencement of development of each phase after the first and implemented prior to the construction of that phase of development.

16. A legal agreement has been concluded in respect of this application and is available to view on the Council website.

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

Drawings Plan 1, 2A, 3A, 4A and Amended Strategic Masterplan Report, 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 proposed development is acceptable in principle, and is in accordance with the Local Development Plan (LDP.) The strategic masterplan and accompanying documents set out how the proposed development complies with the HSG 29 Brunstane site development principles and the LDP Action Programme requirements including the associated infrastructure. The setting of the listed buildings and Scheduled Monuments has been taken into account in the proposed design and layout and, subject to detailed landscaping proposals for the open spaces and Newhailes landscape edge which can be secured by condition, there is no adverse impact on the special interest of the listed buildings, or their setting, or the Inventory Garden and Designed Landscape of Newhailes.

The overall design concept draws on the heritage, key views, landscaping and open space to create a successful place which will become a new residential area of the city focused around a local centre and school. Road network issues raised are addressed

through the LDP Action programme and can be secured through legal agreement. There are no significant implications for residential amenity and an acceptable living environment will be afforded to future residents. There will be no adverse equalities or human rights impacts. The proposals are acceptable and there are no material considerations that outweigh this conclusion. It is recommended that this application be granted planning permission in principle, subject to legal agreement.

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 Catriona Reece-Heal directly on catriona.reece-heal@edinburgh.gov.uk.

D R Leech

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.

Contact details

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