



VIEW TOWARDS BRUNSTANE HOUSE ALONG THE LINEAR PUBLIC SPACE, LAUDERDALE VIEW

THE PLANNING APPLICATION

EDI intends to apply to the City of Edinburgh Council for Planning Permission in Principle (PPP). This application will seek consent for the principle of residential-led mixed use development, based on a masterplan for the site. This masterplan, in its current proposed form, is shown on the previous board.

The masterplan responds to the 'site brief' and 'development principles' for the Brunstane housing site (HSG 29) in the emerging Edinburgh Local Development Plan. It also adheres to the LDP's estimated total capacity for the site, of 950 to 1,330 new homes. The final number of homes will be decided through future detailed proposals (being Applications for Approval of Matters Specified in Conditions), if the grant of PPP is forthcoming.

A 'design code' will be submitted with the application. It will seek approval for some of the matters covered by the LDP development principles and raised in feedback to date. This is important, if the overall vision for the proposals is to be achieved. The code will focus on the following matters:

- Design principles
- Landscape strategy
- Movement strategy
- Built form
- Mix of uses

Supporting information

The forthcoming application will comprise a suite of supporting documents. These will comprise:

- Planning Statement
- Masterplan
- Design Code
- Report of Consultation
- Sustainability Statement/S1 Form

An **Environmental Statement** will assess the impact of development. This will include the following technical chapters, which have been agreed following a detailed scoping exercise involving the City of Edinburgh Council, other local planning authorities and a range of statutory consultees including the likes of Historic Environment Scotland, SEPA, Scottish Natural Heritage and Scottish Water:

- Ecology, biodiversity and nature conservation
- Landscape, townscape and visual assessment
- Historic Environment
- Water resources, hydrology, flood risk and drainage
- Ground conditions, geology, hydrogeology and soils
- Traffic, transportation and access
- Air quality
- Noise and vibration
- Socio economics
- Cumulative impacts

The environmental statement will conclude with any recommendations for mitigation or environmental enhancement. Some of this mitigation and enhancement can already be identified on the masterplan, such as the safeguarding of important historic views and Scheduled Ancient Monuments, and the creation of a green network of interconnected parks.

NEXT STEPS

Thank you for attending this public consultation event. This is the final pre-application consultation event prior to lodging an application to City of Edinburgh Council. A feedback form is available for any final comments on the finalised masterplan proposals which follow on the final board.

There will be an opportunity to make formal representations to the city council on the proposals once an application is submitted.

The timeline below outlines the pre application stages completed to date and the intended planning application process that will follow.

