

NEW BRUNSTANE WEBSITE FAQ – UPDATE AUGUST 2017

Q) At what stage of approval is the development?

A) In April 17, the masterplan was approved subject to the completion of a S75 Agreement. The Planning ref is **16/04122/PPP**.

Q) What do the development plans entail?

A) The 49-hectare site provides an ideal opportunity to create a new community within the city through a housing-led development with potential capacity for approximately 1300 new homes and a provision for a local centre with retail, and other facilities in addition to a new primary school.

The PPP approval is for 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 & 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).

Q) What is EDI's vision for this development?

A) EDI is committed to delivering a thriving community in the heart of a parkland setting; a family-friendly neighbourhood in Edinburgh with easy access to the City and beyond. The high quality homes, school and recreation facilities will be set in a sensitively designed landscape at New Brunstane.

Q) What investment in roads, cycle paths and other infrastructure works will there be at New Brunstane?

A) EDI and its transport consultants have worked closely with the City of Edinburgh Council and Transport Scotland to assess traffic and transport issues in detail. Our Transport Strategy was approved as part of the PPP and will guide future development in this respect. As part of the access strategy there is expected to be significant investment in infrastructure, incorporating a potential proposed bus route through the site. The masterplan envisages the creation of a new street network including pedestrian and cycle paths throughout the development.

Q) Do the proposed plans include green areas accessible to the public?

A) Yes. The masterplan incorporates a landscaping strategy ensuring that the community will benefit from easy access to green and open spaces whilst taking due consideration of the appropriate landscape setting of the adjacent listed buildings and the scheduled ancient monuments on the development site.

Q) What will be done to support biodiversity at New Brunstane?

A) We have carried out an Environmental Impact Assessment to ensure that the proposed development at New Brunstane takes due consideration of the natural environment and its built heritage. The Environmental Statement was approved as part of our Planning Permission in Principle. We believe the creation of new open spaces and landscaped areas within the masterplan will help to enhance biodiversity on the site.

Q) What type of facilities and amenities will be located at New Brunstane?

A) In accordance with the development brief within Edinburgh Local Development Plan 2016, the approved masterplan includes an area identified as a potential local centre, which will be situated close to the new primary school. The local centre will be where local services and amenities could be provided in the future.

Q) What community gain is expected from the project?

A) New Brunstane will create a thriving residential neighbourhood in the heart of an accessible parkland setting. There will be significant investment in infrastructure such as roads and public transport, including potential provision of new bus route. It is anticipated that there will be the potential to create many new jobs during the development period.

We hope to engage with local groups who may wish to be involved in community projects as part of the permanent development and may consider meanwhile use if appropriate. We will be discussing with the preferred developer delivery of community benefits in terms of employment and training opportunities

Q) Who will drive the project and build the homes?

A) EDI intends to commence marketing in September 2017 to identify a suitable housebuilder to bring forward the delivery of first phase housing and infrastructure on the site. The approved masterplan sets the urban design principles for taking forward the development at New Brunstane, and informs on appropriate development and construction phases.

Q) When will the houses be built?

A) Once a suitable housebuilder is on board, it is hoped that the first phase development will commence in 2019.

Q)What is affordable housing, how many and what type of are proposed?

A) Affordable housing is housing that is for sale or rent, to meet the identified needs of people who cannot afford to buy or rent housing generally available on the open market. The exact form of this will depend on a variety of factors but is likely to include a range of affordable tenures to be agreed with the Council in due course. It is anticipated that 25% of all houses across New Brunstane will be affordable homes.

Q) What is the Primary School catchment?

A) The development at New Brunstane is required to reserve land for a new primary school as part of its developer's contribution for education provision. The delivery of the school and its exact catchment area will be decided by The City of Edinburgh Council. Until the new primary school is completed, we understand Newcraighall PS is the catchment primary school along with St John's RC PS.

Q) What is the secondary school catchment??

A) At present, it is likely that New Brunstane will fall within the catchment of Castlebrae High School. The exact catchment will be decided by the City of Edinburgh Council. The Council has announced recently that work is to commence on the design of the replacement Castlebrae HS. The Council will seek developer contribution towards any extension / improvement required at the catchment secondary school.

Q) What activity is currently happening on the site?

A) Initial site works involving drilling boreholes and trial pits for soil and mineral investigations started on site in August and will continue until the end of October 2017. These allow us a general understanding of the ground conditions to enable development and infrastructure works to be planned in more details.

Q) What if I have any questions on the proposal?

A) Please don't hesitate to contact us through www.edigroup.co.uk or by email at info@edigroup.co.uk