



# PLANNING SUPPORTING STATEMENT

PLANNING APPLICATION FOR TWO HOUSES ON LAND ADJACENT TO BRUNSTANE STEADING, BRUNSTANE ROAD SOUTH, EDINBURGH FOR CALEDONIAN TRUST PLC  
June 2022

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## 1.0 INTRODUCTION

This Supporting Statement accompanies the detailed planning application by Caledonian Trust PLC for the demolition of a dilapidated farm building and the erection of two houses and garages within the area of land to the east of Brunstane Steading, (previously known as Brunstane Steading Plot 10). This statement provides planning history and background information on the design of the two houses proposed.

## 2.0 SITE CONTEXT

The site is located on the east side of Edinburgh immediately to the east of Brunstane Home Farm Steading and is accessed from Brunstane Road South. The dilapidated farm building on this site together with the adjacent farm buildings, previously formed part of Brunstane Home Farm. The steading buildings to the west of this site have recently been extensively refurbished and converted into houses by the Applicant with construction work on a final phase nearing completion. Brunstane House, which is a Grade A listed building is located to the north of the steading. A public right of way passes east to west just to the north of the site.



Figure (i) Aerial View of the Site.

## 2.0 SITE CONTEXT (Continued)

To the south there is the established modern housing development known as Gilberstoun. To the east of the site is an area of open space occupied in part by old brick built piggery buildings on which planning permission for the demolition of these buildings and the erection of 10 new houses has recently been granted; (ref 10/01796/FUL).

Further to the east and to the north on the land beyond the right of way, former arable fields are located which are no longer in cultivation. This land has been allocated for housing and Planning Permission in Principle has been granted for this development, known as 'New Brunstane'.

## 3.0 PLANNING HISTORY

In 2006 consent was granted to the Applicant to convert the adjacent listed farm steading to the west of the application site into nine residential units along with the refurbishment of an existing cottage, (ref. 06/02742/FUL).



*Figure (ii) View of the Brunstane Steading Conversion.*

A further consent was granted in 2009 for amendments to this consent which also included the conversion of the dilapidated building located on this application site into one large detached house with an integral garage; (Planning Ref 09/02704/FUL). The design of this house was later refined and consent was granted for revisions in December 2009.

While the construction work on the steading has proceeded and is nearing completion, the work on this additional house has not commenced. The application site is currently being used as a site compound for Phase 3 of the steading conversion.

### 3.0 PLANNING HISTORY (Continued)

The Local Development Plan, adopted in November 2016 identified the surrounding land to the north and east of the application site as being suitable for residential development (see Figure (iii) below) with site HSG 29 allocated for between 950 and 1,330 houses on a site area of 48 hectares. A master plan for the proposed development (New Brunstane) was prepared and Planning Permission in Principle for 1,300 houses was granted in April 2017 (16/04122/PPP). As part of this consent, the area of land immediately to the north of the application site is to be retained as open space which is considered necessary to protect the setting of the listed Brunstane House. It is understood that a Reserved Matters Application for part of the site to the west of the East Coast Rail line is to be lodged shortly.

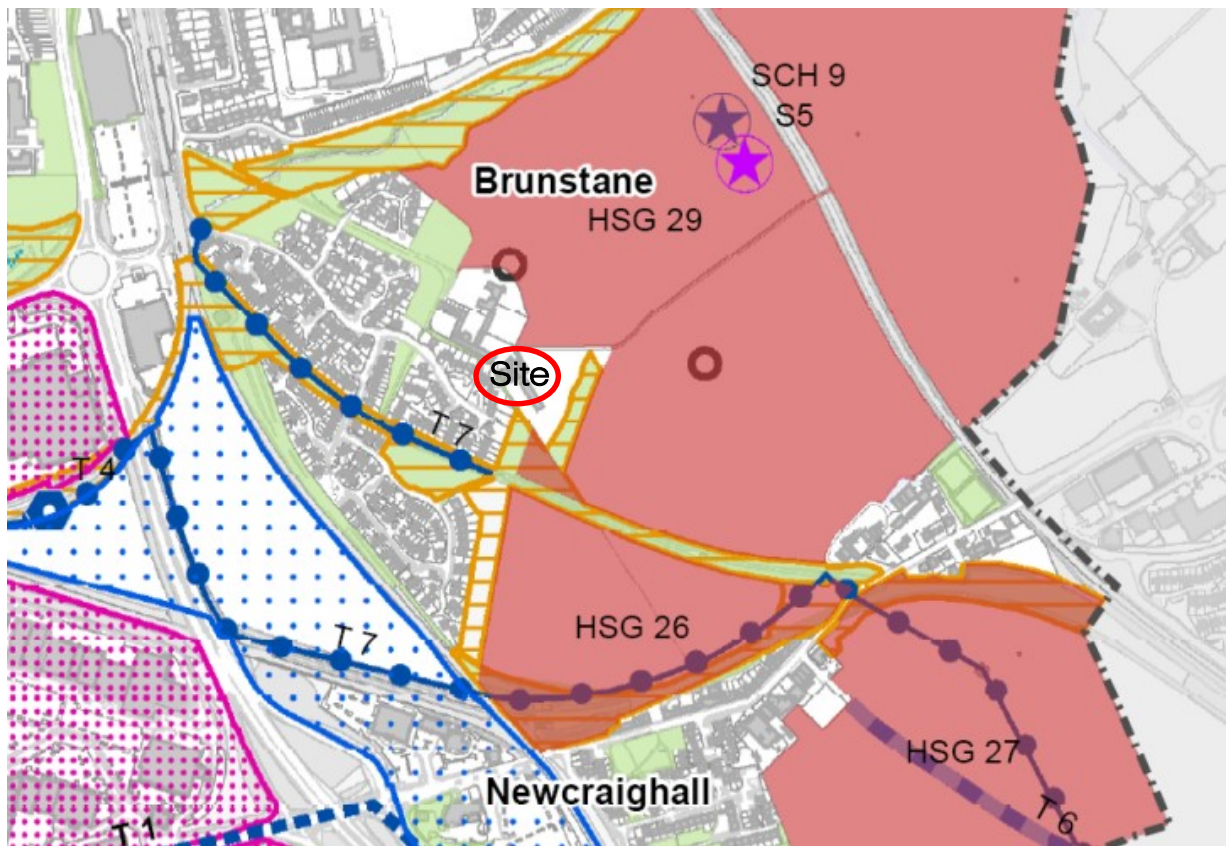


Figure (iii) Part Copy of the Local Development Plan Proposals Map.

### 3.0 PLANNING HISTORY (Continued)

On the land immediately to the east, a detailed planning consent has recently been granted for ten new houses together with consent for the access road and garages, (see site layout, Figure (iv) below; (Planning reference 19/01796/FUL)



Figure (iv) Approved Site Layout of development on the Adjacent Site

### 4.0 CONSTRUCTION WORK ON ADJACENT DEVELOPMENTS

Caledonian Trust PLC, (the Applicant) have recently carried out the upgrading and conversion of the adjacent B listed farm buildings which previously formed Brunstane Home Farm Steading into ten houses; (see photos Figures (v) and (vi)). In addition, four unoccupied farm cottages have been fully refurbished. Work on the cottages was completed in 2015 and work on the conversion of the first five houses within the existing steading was completed (Phase 2) in 2020. Construction work on the final courtyard (Phase 3, a further five houses) is scheduled for completion in August 2022.