

# Development Management Sub Committee

**Wednesday 11 January 2023**

**Report for forthcoming application by**

**City Of Edinburgh Council. for Proposal of Application Notice**

**22/05563/PAN**

**at Land 445 Metres North Of, 103 Newcraighall Road, Edinburgh**

**Proposal is for a replacement School for Newcraighall Primary School (3-stream, 630 pupils) - a new Passivhaus, ultra-low energy school, with an adjoining Nursery (128 children). All accommodation will be within the one, two-storey building and exceed a total gross external floor area (GEFA) of 5,000sqm. The development also includes landscaped school grounds and sports pitch. The school is situated in the centre of the wider new Brunstane Masterplan development (reference 16/04122/PPP).**

**Item number**

**Report number**

**Wards**

**B17 - Portobello/Craigmillar**

## Summary

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The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission for the replacement school including nursery, landscaped grounds and sports pitch, at a 2-hectare site at Land 445 Metres North of 103 Newcraighall Road, Edinburgh.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicants submitted a Proposal of Application Notice 22/05019/PAN on 8th November 2022.

## Links

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**Coalition pledges**  
**Council outcomes**

**Single Outcome**  
**Agreement**

## Recommendations

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**1.1** It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

## Background

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### 2.1 Site description

#### Site Description

The 2-hectare site is next to the East Coast Main Line, within the greenfield agricultural site of 55 hectares in the Brunstane area of East Edinburgh. The southern half of the site is generally flat. The northern half slopes down to the Brunstane Burn which is near the northern end of the site. The site is accessed via an existing field track access from Gilberstoun near Brunstane House. The site is within the LDP allocated housing site HSG 29 which includes residential development with a local centre and primary school.

### 2.2 Site History

20 November 2020 Planning permission in principle was granted for 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.

This included a Strategic Masterplan, Landscape Framework, Movement Framework and Masterplan Design Report/Design Code (application number 16/04122/PPP).

### Within the Masterplan area

4 August 2022 Planning application submitted for Approval of matters specified in conditions 1 in part 2 in part, 5, 6, 7, 8, 9, (in part), 10, 11 and 13 in part of planning permission 16/04122/PPP for access, landscaping and infrastructure works associated with residential-led mixed use development (application number 22/083945/AMC), at Land 445 Metres North Of 103 Newcraighall Road Edinburgh. Pending Consideration.

4 August 2022 Planning application submitted for 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 (application number 22/03946/AMC) at Land 445 Metres North Of 103 Newcraighall Road Edinburgh. Pending Consideration.

## **Main report**

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### **3.1 Description of the Proposal**

The proposal is for a replacement School for Newcraighall Primary School (3-stream, 630 pupils) - a new Passivhaus, ultra-low energy school, with an adjoining Nursery (128 children). The proposed building will be one, two-storey building and exceed a total gross external floor area (GEFA) of 5,000sqm. The proposed development also includes landscaped school grounds and sports pitch.

The school is situated adjacent to the local centre, in the centre of the wider New Brunstane Masterplan (application reference 16/04122/PPP), which was granted planning permission on 20th November 2020.

### **3.2 Key Issues**

The key considerations against which the eventual application will be assessed include whether:

#### **(a) The principle of the development is acceptable in this location**

The proposal is located within an allocated housing site HSG29 Brunstane within the Local Development Plan (2016). The site lies within the urban area and is no longer in the green belt. The allocated site HSG29 included a location of 2 hectares for a proposed school within the LDP Brunstane Site Brief and Development Principles.

#### **(b) The proposals comply with the Planning Permission in Principle and the approved masterplan**

The proposals would be assessed against the LDP Brunstane Site Brief and Development Principles and the Planning permission in principle Strategic Masterplan, Landscape Framework, Movement Framework and Masterplan report and Design Code.

**(c) The scale, design, layout and materials are sustainable and acceptable within the character of the area**

The proposals would be assessed against the relevant design policies in the Local Development Plan, the planning permission in principle Masterplan Report and Design Code, and the non-statutory Edinburgh Planning Guidance (where applicable). The applicant should clearly demonstrate how the proposed design has considered the Council's policies and guidance.

**(d) The proposals will have a detrimental impact on the amenity of neighbours and future occupiers of the development**

The proposal will be assessed against relevant design policies in the Edinburgh Local Development Plan and Edinburgh Design Guidance. Supporting information is required to show the site's relationship to the various surrounding land uses to ensure that neighbouring amenity is adequately protected, and a good level of amenity can be achieved for future occupants of the site.

**(e) The proposed access arrangements, connectivity and parking levels are Acceptable**

The proposal shall have regards to the LDP transport policies and the Edinburgh Street Design Guidance. The applicant will be required to provide transport information to demonstrate how the proposal prioritises active travel and is aligned with the parking standards, including service arrangements, cycle parking and provision for electric vehicles.

**(f) There are any other environmental factors that require consideration**

The applicant will be required to submit sufficient information to demonstrate that the site can be developed without having a detrimental impact on the environment. In order to support the application, the following documents will be required:

- Pre-application Consultation Report.
- Planning Statement.
- Design and Access Statement.
- Townscape and Visual Impact Assessment.
- Daylight, Privacy and Overshadowing Analysis.
- Noise Impact Assessment.
- Air Quality Assessment.
- Sustainability Form S1.
- Sustainability Statement

- Transport Statement.
- Waste Management information.
- Flood Risk Assessment and drainage information.
- Surface Water Management Plan; and
- Ecological Survey.

The proposal will need to be screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, to determine whether an Environmental Impact Assessment is required.

### **3.3 Assessment**

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

## **Financial impact**

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4.1 The forthcoming application may be subject to a legal agreement.

## **Risk, Policy, compliance and governance impact**

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5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

## **Sustainability impact**

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7.1 A sustainability statement will need to be submitted with the application.

## **Consultation and engagement**

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### **8.1 Pre-Application Process**

Pre-application discussions took place on this application.

### **8.2 Publicity summary of representations and Community Council comments**

The Proposal of Application Notice (reference: 22/05563/PAN) outlined the following pre-application consultation:

- Leaflet drop in the local area.
- Publication in the Edinburgh Evening News for the first event during the week of 5th December and for the second event during the dated 21st October 2022.

- two consultation events at Newcraighall Primary School - the first on Monday 19th December at 3pm and the second on Monday 16th January at 7pm; and
- the drawings were hosted online.

The applicant notes in the PAN application that Portobello and Craigmillar Community Councils received notification of the PAN on 28th October 2022.

The applicant further advises that the following councillors were notified of the PAN on 28th October 2022:

Councillor Kate Campbell, Councillor Tim Jones, and Councillor Jane Meagher.

Details were also sent to the local constituency MSPs and MPs.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

### **Background reading/external references**

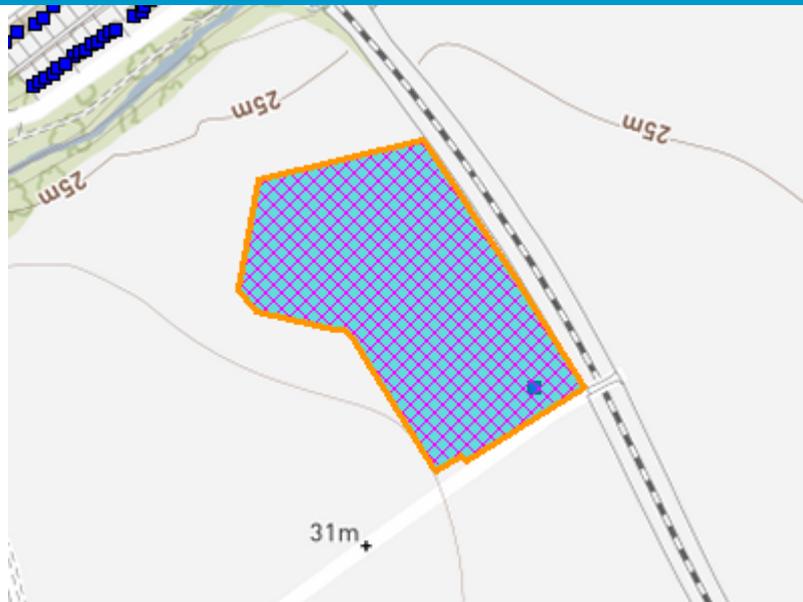
- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

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## Location Plan

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