

East Lothian Council

Environment Department

Planning & Building Standards

Development Framework

Mains Farm and Gilsland, North Berwick

**East Lothian Council
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1.0 PURPOSE OF THE DEVELOPMENT FRAMEWORK

- 1.1 This Development Framework has been prepared for the land at Mains Farm and Gilsland, North Berwick. It sets out the land uses expected for these local plan allocations and how the Council requires the sites to be developed in terms of land use, design and infrastructure requirements.
- 1.2 The applicant(s) for planning permission for these sites must prepare either a single masterplan for the entire allocated area of both sites, or separate single masterplans for the entire allocated area of each site. The masterplan solution(s) must be a creative response to the contextual analysis of the sites and their surroundings and will describe and illustrate how the land use, design, infrastructure and submission requirements of this framework have been met. Once approved by the Council the masterplan(s) will be used to inform and control future development proposals for the sites. East Lothian Council approved this Development Framework on 28th June 2011, adopting it as a material consideration to be used in the determination of any planning application(s) and masterplan(s) for the allocated sites.

2.0 POTENTIAL DEVELOPMENT PLAN DEPARTURE

- 2.1 The Edinburgh and Lothians Structure Plan 2015 (ELSP2015) requires land for approximately 500 dwellings to be identified at North Berwick, and for the expansion of the town to include all necessary supporting educational, social and community infrastructure arising as a consequence of the development. The adopted East Lothian Local Plan 2008 (ELLP2008) describes and illustrates its associated development strategy for North Berwick through Housing Proposal H5: Mains Farm (400 houses) and H6: Gilsland (100 Houses) and through Education Proposals ED9 and ED10, as illustrated on the Proposals Map inset for North Berwick. The original education solution is based on information from November 2006, prior to the ELLP2008 being finalised.
- 2.2 At that time it was anticipated that there would be a need for significant investment in education facilities and other infrastructure to ensure sufficient education capacity could be made available to support the amount and rate of residential development then anticipated to come forward in the catchment areas of Law Primary School and North Berwick High School. The interventions that were at that time assessed as necessary to provide this increased capacity included the expansion of school buildings as well as campuses through 1) the use of land to be acquired from Mains Farm and 2) through the realignment of Haddington Road to make use of land the Council owns south of its current alignment.
- 2.3 Since publication of the ELLP2008 monitoring work undertaken by the Planning and Education Authorities has revealed that economic conditions have generated delay in the commencement of residential development and reduced the cumulative rate of annual dwelling completions expected in the catchment areas of Law Primary School and North Berwick High School. The baseline pupil roll projection in relation to these schools has also reduced. So significant are these changes that the Education Authority has reviewed its position in relation to education capacity requirements at North Berwick. The outcome of this review is that any and all expansion of Law Primary School and North Berwick High School required as a result of the amount, phasing and timing of residential development currently anticipated in their catchment areas can take place within the existing campuses of these schools. As such, there is no need 1) to acquire land from the site at Mains Farm and 2) no need to realign the Haddington Road to accommodate the cumulative impact of the phasing and timing of residential development currently anticipated.
- 2.4 However, this situation could change again if future monitoring reveals that the baseline pupil roll projection and / or the amount, phasing and timing of residential development in the catchment areas of these schools changes so as to increase the peak pupil roll, triggering again the need for the interventions at paragraph 2.3 to be provided in whole or part. The framework must allow for

these changes in circumstance through time. As such, the education land allocations identified by the local plan proposals map remain, but the need for applicants to provide any associated interventions to ensure education capacity can be made available shall be assessed at the time any planning application(s) is / are made. The review of the local plan will provide the mechanism to consider if the land currently allocated for education use shall remain allocated for that use.

- 2.5 This framework has been prepared in this context and provides the basis from which the Council can support a departure from its Development Plan strategy in relation to North Berwick, as set out in Housing Proposals H5 and H6, in Education Proposals ED9 and ED10, and as illustrated on the North Berwick inset of the Proposals Map, if required and as relevant. The policies and proposals of the ELLP2008 and its associated guidance shall be applied as appropriate in the assessment of planning application(s) and masterplan(s) for these sites.

3.0 PLANNING POLICY BACKGROUND

- 3.1 The Policy Statement for Scotland *Designing Places* identifies the components of the 'Design Tool Kit' and the sequence in which they are to be applied. Development Frameworks help deliver planning policy requirements by setting out the main planning and design principles to which subsequent masterplans will conform. This Development Framework sets out these requirements for the housing and mixed use land allocations at Mains Farm and Gilsland, North Berwick, and provides along with this a contextual analysis of the sites and the surrounding area.
- 3.2 Scottish Planning Policy and advice requires that land and resources be used efficiently. Key policy objectives include planning for integrated transport with an appropriate mix of land uses and offering a full range and choice of housing types, forms, sizes and tenures. The Scottish Government also places great emphasis on improving the design of all new development to reflect the character of the area within which it is to be located, as well as creating mixed communities that are safer, more inclusive and that provide new residential streets that are both attractive and safe for all to use. Additionally, developments of this scale must provide a range of house types, sizes and tenures including affordable housing, as well as the necessary enabling and supporting facilities and infrastructure. This will include mitigation of any impacts on education facilities, the provision of open space, play areas, a sports pitch and related changing accommodation as well as opportunities for local retail, employment and community use.
- 3.3 New residential development should produce mixed communities where opportunities to live, work and recreate are located side by side. This is to be achieved at higher densities by designs that respond to the context and qualities of a site and its surroundings. From this, positive relationships between buildings are to be created to produce a sense of place, identity and welcome, and to clearly define public from private space. Designs are to provide a hierarchy of attractive streets and spaces that are defined by buildings that reflect local architectural styles. The result is to be distinctive new places in which it is easy for people to find their way around. Such places must also be designed to a human scale, be resource efficient and adaptable. Central to this is a network of well-connected, attractive and enclosed public spaces that are safe, pleasant, and easy to move around, especially on foot and cycle.
- 3.4 The Edinburgh and the Lothians Structure Plan 2015 (ELSP) requires land for approximately 500 dwellings to be identified at North Berwick. Proposals H5: Mains Farm (400 dwellings) and H6: Gilsland (100 dwellings) of the East Lothian Local Plan 2008 allocate land at the town for this mixed use, predominantly residential development. While the number of houses allocated to each site through these proposals remains the same as originally intended, as explained above a number of key changes are set out in this framework that set the context for a potential departure from the Council's adopted Development Plan's strategy for the delivery of this development requirement at the town.

4.0 CONTEXTUAL ANALYSIS

- 4.1 North Berwick is renowned for its beaches, golf and other visitor attractions, including the Sea Bird Centre as well as the quality of its built environment generally. North Berwick's harbour and beaches, its shore side paths and the surrounding golf courses, agricultural land, shelter belts and other landscape features provide an attractive setting for the town which combine to make it a desirable place to live. North Berwick Law is close to the expansion area and is a unique landmark feature that contributes to the attraction and quality of the place. Key views from North Berwick include those to the Firth of Forth and the islands therein, including the Bass Rock. Other key views in the area are to and from the Law and those on the approaches to the town.
- 4.2 The North Berwick expansion area lies immediately to the south and south west of the town and consists of two sites known as Mains Farm and Gilsland. Mains Farm is the larger of the two sites and it is located at the southern boundary of the town adjacent to the existing schools. It sits near the foot of the Law where it is prominent in views from its summit. Much of the northern part of the site is concealed in views from southern approaches behind a prominent ridge that crosses the site from east to west; however, its southern part is on the down slope and is highly visible. The existing southern urban edge and the Law frame an attractive easterly view of Bass Rock from Mains Farm, while westerly views to the Firth of Forth are available from the areas of high land within the site. Due to the current agricultural use of the land there is no planting on the site worthy of retention. There are, however, significant landscape and other features at the site's boundaries and more widely around it that define the landscape characteristics of the area. These are annotated on the supplementary plan at Appendix 3.
- 4.3 The site known as Gilsland consists of two distinct character areas - one to the north and one to the south. Gilsland North adjoins the North Berwick branch railway line, which is a source of noise, as trains accelerate away from the station up an incline to pull out of town. This part of the site is currently in agricultural use and there is no planting on it worthy of retention. However, there are significant landscape features in the area and these are annotated on the plan at Appendix 3. Such features include the substantial woodland belt defining the extent of the urban area at the sites eastern boundary as well as the planting that separates this part of the site from that which is in use as a caravan park to the south. Through the tree belt to the east there are informal linkages to Glenorchy Road and the other road ends there. There is also an informal path passing through this tree belt which extends from Glenorchy Road alongside the eastern site boundary to Grange Road. The western boundary of the site is not defined by any existing physical feature, being a projection of the well-defined western boundary of Gilsland South.
- 4.4 Gilsland South has an established landscape structure consequent on its use as a caravan park. This planting is a key feature that defines this sites attractive character, providing a ready-made landscape structure for development. The planting has created robust landscaped boundaries, small enclaves sub-dividing the site, and an avenue of roadside trees alongside the loop road through it. The planting is maturing and contributes significantly to the character of the area, although there are some coniferous species present that are not common. The use of the site as a caravan park has caused it to be physically and visually self-contained, separate from the existing urban area. As a result, it currently has poor formal linkages with the surrounding residential areas, although in the same way as at Gilsland North, opportunities for such access do exist and have been exploited informally through the existing tree belt adjoining the sites eastern boundary. These informal routes are generally extensions of the existing road ends serving the existing residential areas adjoining the site to the east, and are indications of the desire lines that exist in the area that are not satisfied through the provision of formal routes. The informal path passing through the tree belt at the eastern boundary also adjoins this part of the site before leading to Grange Road.

5.0 VISION AND KEY DEVELOPMENT PRINCIPLES

What sort of place will Mains Farm and Gilsland become?

The sites at Mains Farm and Gilsland are to provide for a planned expansion of North Berwick. Located on the western and southern edges of the town, the expansion area will provide an integrated mixed community that includes new focal areas, open space and centers of activity for residents. Responding to the characteristics of the sites and their surroundings and integrating fully with one another as well as the existing town, the development area will provide an appropriate mix of land uses and a full range and choice of house types, sizes and tenures, with affordable housing properly integrated. The design of the expansion will ensure it provides a well connected extension of the town, with the delivery of adequate on and off-site infrastructure capacity properly coordinated.

The design for the expansion will integrate with its surroundings by responding to existing built and natural features of merit in the area and incorporating existing key views from the expansion area and ensuring that views to it are made attractive. New structural planting will be provided to ensure that the development integrates with and complements the existing landscape structure and character of the area. The expansion is located on a main route into town and new buildings that will be seen from this route should be orientated toward it and will be set in attractive landscaped surroundings. Within the expansion the appropriate treatment of external and internal edges with planting and built form will produce a sense of place, identity and welcome. The layout will include a network of open space with paths and other routes that connect with those that exist in the surroundings. An extensive area of landscaped parkland will be provided to the south of the Mains Farm site. Where possible water features required as part of drainage infrastructure will be integrated with the open space and habitat networks.

A new link road will be provided through the Mains Farm site to connect Haddington Road with Grange Road. This will allow access for busses through the Mains farm site and ensure a direct route for vehicles is provided as an alternative to Grange Road. An opportunity for a new small local centre will be provided in the Mains Farm site. It will be located nearby the schools and adjacent to the new link road. It will allow non-residential land uses to be introduced such as commercial / office space / a local shop of a scale and nature commensurate with that which could be supported by the expansion once complete. These uses will be grouped together in mixed use buildings and provided around a new civic space. New outdoor leisure facilities will be provided as part of new open spaces, including new parkland and equipped play spaces as well as a new community sports pitch and related changing accommodation. These land uses within the site will be served by the foot and cycle path network. This will ensure opportunities are provided for local service provision to help reduce travel demand and associated emissions, producing a walkable neighbourhood to help North Berwick develop at a human scale.

The form and character of the public spaces in the expansion will be determined by the layout of buildings not roads. The impact of vehicles and road design on the form, function and appearance of the environment will be minimised. Building layout and orientation will ensure public space is overlooked and defined from private and that a sense of place and welcome is created. Building design will reflect local architectural character and tradition, with emphasis on simplicity of style, the appropriate use of materials and colour, as well as a vertical emphasis.

The result will be a special place, purpose designed in a coordinated way from the outset that contributes positively to North Berwick's rich architectural tradition by designing a 21st century expansion for the town that fully respects and integrates with its context.

6.0 DEVELOPMENT REQUIREMENTS

Environmental Impact Assessment & Strategic Environmental Assessment

- 6.1 Any planning application to bring forward these local plan proposals will not fall within Schedule 1 of the Environment Impact Assessment (Scotland) Regulations 1999. When assessed against Schedule 2 of these Regulations, the Council concludes that an Environmental Impact Assessment is not required to accompany any planning application for the allocated sites.
- 6.2 Consistent with the Environmental Assessment (Scotland) Act 2005, this Development Framework has been prepared in line with the Strategic Environmental Assessment (SEA) process and an Environmental Report has been published. To meet the requirements of this process the applicant(s) must submit, together with any planning application(s) and masterplan(s) for the allocated land, the necessary supporting studies and assessment of alternative layout options required by this Development Framework in relation to each site.

Access & Transportation

Transport Assessment & Travel Plan

- 6.3 The development of approximately 500 houses and associated facilities at the Mains Farm and Gilsland sites will impact on traffic movement in the immediate area and elsewhere in the town and perhaps the A1(T). This will be addressed in a Transportation Assessment (TA), consistent with 'The Guide to Transport Assessment in Scotland', and in a Travel Plan (TP), to be prepared for each site separately or as a single submission for both sites. The scope and details of these studies will be agreed with the Council's Head of Transportation as well as Transport Scotland and must be submitted with any planning application(s) for the allocated sites. The cumulative impact of development from both sites will be assessed. The transportation solutions plus the associated phasing and any proportional funding / delivery requirements as well as construction management implications associated with the provision of access to each site will be identified, particularly if they are to be brought forward separately. Account will be taken of both vehicular requirements and the main cycling and walking destinations within and out with the sites, with opportunities for links identified and provided accordingly. This includes safe, attractive and direct pedestrian and cyclist access to the schools campuses (Safer Routes to School). Any required trunk road interchange and junction improvements as well as the local road network improvements arising as a direct result of these local plan proposals must be provided to the satisfaction of the Council and Transport Scotland. The phasing and timing for the delivery of all transportation works must be agreed with the Head of Transportation and shown on the phasing plans to be submitted as part of the agreed masterplan(s).

Haddington Road Modification / Realignment

- 6.4 If no realignment of the Haddington Road is required to provide education capacity, access to the Mains Farm site shall be taken via a standard roundabout as explained at paragraph 6.8 below, and modifications to the Haddington Road shall also be provided. The layout, specification and the timing for the delivery of the modifications will be agreed with the Council and informed by the following requirements:
- Localised realignments of the Haddington Road will be provided to accommodate the new roundabout;

- A new footpath / cycle way shall be provided alongside the northern side of the Haddington Road to connect with the existing path so as to give pupils safe access to the existing primary school entrance from the Mains Farm site;
 - Safe crossing points and speed reduction measures shall be provided and agreed with the Head of Transportation; and
 - These works will be provided for by the applicant for development of the Mains Farm site.
- 6.5 If any realignment of Haddington Road is required for the purposes of providing additional education capacity it shall be provided for by the relevant applicant(s). In these circumstances the layout, specification, costing and timing for the provision of the realignment must be agreed between the applicant at Mains Farm and the Council to the satisfaction of the Council before any planning permission(s) can be approved for residential development(s) that generate a need for the school campus expansion(s), such agreement informed by the following requirements:
- The realigned Haddington Road will be sufficiently distanced from North Berwick Law, a Scheduled Ancient Monument and SSSI;
 - The realigned road will ensure that any expansion of the primary school campus will be the required size while minimising any encroachment of any required secondary school campus expansion into the Mains Farm site, all to the satisfaction of the Council;
 - The realigned road will begin from a standard roundabout which will also give access to the Mains Farm site, such roundabout also giving access to the primary school campus to the north using insofar as possible the existing Haddington Road to provide such access;
 - The realigned road will encircle the new southern boundary of any expanded primary school campus and connect with the existing alignment of the Haddington Road as it enters North Berwick, ensuring that the existing sharp bend in the road there is mitigated;
 - Access will be maintained via a priority junction to The Law Car Park; and
 - The funding of these works will be met and shared by the applicant(s) whose residential development(s) generate a need for any school campus expansion(s), on a pro-rata basis if necessary and appropriate.
- 6.6 In either scenario roadside verges must be landscaped to ensure an attractive entrance to the town is maintained. It is a characteristic of the area that sycamore is planted in rows alongside the road with hedges. Such planting requirements form part of the landscape framework requirement for the sites, as set out at paragraph 7.2 – 7.3 below. These landscape requirements will influence transportation design solutions.

Movement Framework

- 6.7 To create a sense of place the new urban structure will be coherent and legible, providing a clear hierarchy of streets and public spaces, including focal points, such as areas of mixed use, principal public open spaces and larger buildings. The structure shall be ordered around these focal points connecting them with a well connected network of movement routes. The network, which is not expected to be a regular pattern, will define development areas. The principal movement routes will define neighbourhood areas and these will be subdivided by a network of local streets defining individual residential areas. The design(s) will therefore begin by identifying a hierarchy of places within the site(s) where activity will be focused and will then establish the movement framework that supports these and delivers the following transportation requirements:
- The provision of modifications to / the realignment of the Haddington Road as required;

- Provision of a new link road through the Mains Farm site connecting Grange Road and Haddington Road which allows bus access through the Mains Farm site;
- Provision of traffic calming along Grange Road where necessary that allows bus access along it from the new link road through the Mains Farm site;
- Ensures that the junction arrangements to access the Gilsland and Mains Farm sites from Grange Road do not prejudice the provision of access to either site at any stage;
- No vehicular through route will be provided through the Gilsland site between Grange Road, Highfield Road and Glenorchy Road, but the provision of pedestrian and cycle through routes will be made to provide such access to the schools and rail halt;
- Provision of any appropriate mitigation at the Ware Road Bridge to ensure that any increased vehicular and the increased pedestrian and cycle movements from the expansion over it can be accommodated and road safety maintained;
- Provision of a network of foot and cycle paths that integrate fully with existing paths and routes to the town centre and countryside and which is designed to allow the opportunity to make connections between both sites;
- Provision of a safe and connected road layout that creates a hierarchy of streets and spaces to allow users options for travelling through the sites and that will result in low vehicle speed in the housing areas, consistent with the Councils Design Standards for New Housing Areas;
- Completion of an independent road safety audit at the appropriate stages to the satisfaction of the Council.

Access to the Mains Farm site

- 6.8 Access to the Mains Farm site will be provided off the Haddington Road via the western arm of a standard roundabout, with the 30mph speed limit extended on the B1347 south of this new junction. From this roundabout the link road through the Mains Farm site shall be provided to Grange Road. The link road will be capable of accommodating development related traffic and, together with Grange Road, it will provide for bus access to the expansion area (see Appendix 3).
- 6.9 Secondary accesses to the Mains Farm site will be provided off Grange Road. This will be achieved via the indicative location(s) shown on the plan at Appendix 3, with connection(s) to be made to the main link road through the site. A new shared cycleway / footway is also required alongside the link road within the site.

Access to the Gilsland site

- 6.10 The preference for vehicular access to the Gilsland site is that it be shared between Grange Road and Glenorchy Road. No vehicular through route will be permitted between the B1347 and the A198 through this part of the expansion area. For the avoidance of doubt, there shall be no vehicular through route provided between Grange Road and Highfield and Glenorchy Roads through the Gilsland site, but pedestrian and cycle connections are required. The TA and an associated risk / safety assessment should assess if there is potential to give access for up to 50% of the capacity of the Gilsland site from Glenorchy Road through an extension of the existing road end there into the site (See Appendix 3).
- 6.11 Such a connection merits consideration since Scottish Planning Policy requires that development be properly integrated with existing urban areas, and related Planning Advice Notes encourage the extension of existing street patterns, wherever possible. However, an extension of Glenorchy Road into Gilsland will only be accepted if the TA and associated work demonstrates that this can be achieved without compromising road safety and that no significant harm to amenity in the area will be caused as a result. This will include assessment of any impacts at Ware Road Bridge.
- 6.12 Should access to the Gilsland North site be possible from an extension of Glenorchy Road, a loop

road shall be used to serve this part of the site. This loop road will connect within the site near where it enters Gilsland North. Also in this scenario, Gilsland South will be accessed via Grange Road and a separate loop road will serve Gilsland South, the alignment of which will emulate as near as possible the existing loop road around that part of the site. This is to ensure the development integrates with and complements the existing and mature landscape structure of that part of the site, minimising the need to remove established planting. Similarly, this loop road will connect near where it enters Gilsland South to minimise landscape disturbance.

- 6.13 If access to the northern part of the Gilsland site has to be taken from Grange Road, this will be achieved by extension of the main access loop road required to access the Gilsland South site.
- 6.14 In the event that each part of this site is to be progressed separately, the TA will identify the transportation solutions plus any associated phasing and proportional funding / delivery requirements as well as construction management implications associated with the provision of access to each part of this site.

Other improvements to the local road network

- 6.15 At its western end Grange Road narrows to a single carriageway before leaving the urban area. This section of road must be enhanced to an appropriate standard to be agreed with the Head of Transportation.
- 6.16 Appropriate traffic calming to be agreed with the Head of Transportation shall be provided along the entire length of Grange Road. A new shared cycleway / footway is also required along the southern side of Grange Road within the Mains Farm site.
- 6.17 The TA must demonstrate the ability of the Ware Road Bridge to accommodate development related impacts in addition to existing traffic flows. This will include an assessment of pedestrian, cyclist and driver safety, including identification of any mitigation requirements.
- 6.18 Traffic may travel west past Newhouse towards Kingston, therefore passing places or similar should be provided within the existing public road boundary where possible and agreed with the Head of Transportation.
- 6.19 In the event that Mains Farm and Gilsland are progressed separately, the TA(s) will identify the transportation solutions plus the associated phasing and any proportional funding / delivery requirements as well as construction management implications associated with the provision of access to each site.

Public transport accessibility: North Berwick Station / Bus Services

- 6.20 Access for busses into the expansion area will be provided through the Mains Farm site as this will allow operators to enter and leave at different points - the masterplan solution for that site must demonstrate how this shall be achieved including as phased development occurs. The timing for the completion of this route shall be agreed with the Head of Transportation. The masterplan(s) for both sites shall demonstrate that all homes in the expansion area are within 400m walking distance of a bus stop wherever possible. Any additional and /or replacement bus stops required as a result of the expansion will be provided for by the applicant(s). All foot / cycle paths and bus stops must be designed to allow use by all. Provision for pedestrian and cycle access to the railway station and bus routes must be maximised. This will require the layout of both sites to ensure ease of access via the new and existing networks to the nearby railway station and same through the provision of foot and cycle path connections to the new bus route.

Residential Streets

- 6.21 Throughout the sites building lines will be arranged to create attractive public spaces between buildings that can accommodate the type and intensity of movement needed between them, taking into account the needs of the movement framework and the widths required between frontages. The layouts will maximise permeability for vehicles and pedestrians, and culs-de-sac will be avoided wherever possible. All internal roads will incorporate speed reduction measures by design, consistent with the Council's Standards for Development Roads and Design Standards for New Housing Areas.
- 6.22 Priority will be given to off-road parking for vehicular traffic through use of rear courtyards and parking to the side / rear of buildings at the street frontage. Adequate cycle parking must be provided. All streets within the expansion area will be designed consistent with the Council's Design Standards for New Housing Areas, including the requirement for Home Zone treatment in tertiary residential streets.

Core & Subsidiary Path Network

- 6.23 Pedestrian and cyclist movement will be fully provided for in the expansion. Segregated foot / cycle paths will be provided where necessary and these will connect to paths around the sites which may need to be enhanced to accommodate increased use generated by the development. There will be three focal points around the expansion area - one to the north, consisting of the existing railway station and other public transport options there; one to the east, consisting of the schools and community sports centre etc; and one to the south, consisting of the landscape parkland to be provided. There will also be a mixed use area within the Mains Farm site. The layout and orientation of foot / cycle paths in both the Mains Farm and Gilsland sites will provide for the movement patterns these facilities and the new housing will generate.
- 6.24 The internal walking and cycling routes and connections with the external path network and any enhancement of these shall be provided in advance of the occupation of any phase of development that they will serve. This is particularly important where such path connections are required to link, by foot and / or cycle, areas of residential development with key service and / or amenity and leisure areas, including education facilities and the rail halt. A construction management plan, agreed with the Head of Transportation in consultation with the Landscape & Countryside Manager, must be submitted by the applicant(s) in association with any planning application(s) and masterplan(s) to demonstrate how this requirement will be met.

Safer Routes to School

- 6.25 Safe pedestrian and cyclist routes to the schools must be provided by the applicant(s). The masterplan(s) will identify the measures along the routes to the schools, and at related road crossings, required to ensure connectivity, road safety and amenity. The alignment and the phasing and timing for the delivery of these routes will be agreed with the Council and described and illustrated by the masterplan(s).

Residential Development

- 6.26 A full range and choice of dwelling types and sizes shall be provided in both market and affordable tenures. For example, a range of flatted, terraced, mews, semi detached and detached dwellings could be proposed by the masterplan(s) to inform subsequent planning applications to ensure this requirement will be met. The masterplan(s) must describe and illustrate an indicative range of house types to be brought forward at the site(s) and relate this schedule to the minimum density requirement identified for each part of the site(s).

Dwellings for Market Sale

- 6.27 The land is allocated for approximately 500 dwellings and East Lothian Council's Affordable Housing Policy requires that land for 25% of the dwelling requirement at these sites be made available for affordable housing. Of 500 dwellings therefore 375 will be for market sale and no less than 125 will be for affordable housing. The application of the affordable housing policy to each site will be determined at the time any planning application(s) are made.

Land for Affordable Housing, Mix & Delivery

- 6.28 At this stage the Council preference is for the provision of serviced land for affordable housing. Affordable housing land shall be provided at affordable housing value within the allocated sites on land controlled by the applicant(s). The split between social rented and other forms of affordable tenure should be as defined within the approved Affordable Housing Policy in place at the time.
- 6.29 It is essential that the land identified for affordable housing is distributed evenly throughout the expansion and for this reason the plots should be clearly separate from one another and located such that they can be developed consistent with the phasing plan. The creation of large single tenure areas will be unacceptable.
- 6.30 Affordable housing is likely to be built at higher densities, but this shall be determined by the masterplan(s) and the mix of housing coming forward in certain areas. The affordable housing land must be provided within the site(s) according to the following principles:

Layout

- Affordable housing sites must be integrated with market housing. This is best done by avoiding the creation of large single tenure areas, and this will be achieved by ensuring that affordable housing groupings are kept between approximately 25 and 50 units, and the groupings of around 50 units should have a mix of affordable housing tenures. It should be noted that these parameters are set for management reasons and significant departure from them will not be supported;
- Affordable housing must be located close to public transport and community facilities;
- Wherever possible, East Lothian Council and its RSL partners would wish to maximise solar gain through orientation, shelter and daylight penetration, and will ensure that the method proposed is acceptable in terms of cost and efficiency to its tenants.

Housing Mix

- Provision of a variety of house types and sizes to meet the current housing needs of the area, as determined by the Council, to ensure flexibility for future sustainability;

Design

- As a minimum, affordable homes must comply, both internally and externally, with level 1 Housing for Varying Needs design criteria to ensure they address the requirements of the Scottish Government and Local Authority;
- A percentage of affordable dwellings in each development may be required to comply both internally and externally with Part 2: Houses with Integral Support. This proportion will be agreed with the Executive Director of Community Services;
- Developments should aim to achieve Secure by Design accreditation and satisfy the Councils dwelling footprint requirements;

- Building materials and components shall satisfy both East Lothian Council and its RSL partner's full specification at the time.
- 6.31 The areas for affordable housing development must be identified on the masterplan(s), and be capable of accommodating the required type, mix and number of affordable units to be built on them. The applicant(s) will demonstrate that the areas for affordable housing are suitable for development and shall yield their required capacity, consistent with the footprint for new affordable housing in East Lothian and paragraph 7.28 – 7.30. The type and design of affordable homes must blend with surrounding dwelling types and designs of the masterplan(s).
- 6.32 The rate of and phasing and timing for affordable housing completions must be agreed between the applicant(s) and the Council's Executive Director of Community Services. Subsidy may be available for social rented accommodation and for some models of LCHO. Where a social landlord is not one of the preferred partners identified by East Lothian Council and the Scottish Government, subsidy can not be guaranteed. However, provision of serviced affordable housing land must be made even if subsidy is not available. Housing Development Services, in consultation with the applicant(s), will establish locations for affordable housing development, the capacity of plots to come forward, the timescales for the phased acquisition of lands, the proportion of annual affordable completions relative to the totality of the annual residential development programme, and the type, size and mix of affordable housing to come forward on the entire allocated site(s), as well as any available subsidy.
- 6.33 The Council will seek to ensure that the masterplan(s) for the site(s) integrate affordable housing into the wider mix of land uses and dwellings for market sale, and that affordable dwellings are designed to blend with dwellings for market sale. For the above reasons, early liaison between the applicant(s) and Housing Strategy and Development is encouraged at key stages on all aspect of the design to ensure that appropriate design, quality, internal layout and future maintenance implications are agreed and embedded within the design proposals, and to ensure that the proposed units are affordable in terms of indicative costs.

Housing land take

- 6.34 Policy DP3 of the ELLP2008 requires that a minimum average net housing density of 30 dwellings per hectare be achieved on each strategic housing site. The distribution of housing densities across these sites and the built forms required to achieve this will be described and illustrated in three dimensions by the masterplan(s), consistent with Policy DP5 and Section 7 below. The explanation of how the net density is to be calculated is set out in the Glossary of the ELLP2008.
- 6.35 At the Councils required net density level, a development of 500 dwellings requires around 25 hectares of developable land. The allocated sites together measure some 46 hectares. This is to ensure that they can accommodate all the necessary non - residential land uses and other development, to allow for a suitable stand off distances from the North Berwick Railway Branch Line, to allow an attractive setting for the expansion to be created as well as to provide a substantial area of parkland south of the Mains Farm ridge (approximately 16 hectares). To ensure the sites can yield 500 dwellings, the area allocated has sufficient capacity to meet this requirement while providing enough land to deliver a high quality expansion of the town.
- 6.36 The masterplan(s) will describe and illustrate how the requirement for approximately 500 dwellings together with the associated mixed use development will be satisfied proportionately at each site consistent with this Development Framework and relevant local plan requirements. It / they will identify the area of land required at each site to deliver the respective amount of dwellings allocated to them. The landscape treatment that will contain the development requirement at each site in an attractive landscape setting must be shown on the masterplan(s),

which will be accompanied by a phasing plan to demonstrate how the development requirement will be delivered in a cohesive and logical development form that establishes new urban boundaries and is not dependant on any further development to achieve this.

- 6.37 If, after the development footprint and an appropriate setting for the current allocations have been identified, the capacity of the sites is found to be in excess of the number of units allocated to them, the applicant(s) may wish to design for any residual area to indicate how the capacity of the allocated sites may be maximised, including identification of any other associated mixed use development and other infrastructure proportionate in scale and kind needed to serve it, as well as any land that ought to be safeguarded to deliver it and the associated infrastructure. This will be without prejudice to any future Council decision on the planning merits of that land.
- 6.38 For the Council to give any consideration to the principle of any such further development, in the case of housing, it must first be satisfied that there is a housing land requirement justifying a land release and that these sites are an appropriate location. It must also be satisfied that, for all uses, related infrastructure requirements can be provided to the satisfaction of the Council and at any future applicant's expense, and that the impacts of any further development will be acceptable.

Education

- 6.39 At this time the Executive Director of Education and Children's Services has indicated that development of these sites may require developer contributions towards increasing educational capacity for pre-school and primary pupils at Law Primary School and will require such contributions for secondary pupils at North Berwick High School. This is to comply with policy set out in the Edinburgh and the Lothian's Structure Plan 2015 and the East Lothian Local Plan 2008. The intake of developer contributions will be dealt with by way of a Section 75 Agreement, if necessary.
- 6.40 Although at this time it is not envisaged that any expansion of school campuses will be required to accommodate any expansion of these facilities, this is based on the start date of residential development, the annual rate of dwelling completions and the number of dwellings currently anticipated within the catchment areas of these schools, as set out in the 2010 Housing Land Audit. However, if there are any changes to these assumptions it may be that the Department of Education and Children's Services will need to seek developer contributions towards the expansion of the buildings as well as campuses to comply with policy set out in the Edinburgh and the Lothian's Structure Plan 2015 and the East Lothian Local Plan 2008. The intake of such developer contributions will be dealt with by way of a Section 75 Agreement, if necessary.
- 6.41 As such, any need for developer contributions towards the expansion of education facilities will be assessed at the time any planning application(s) is / are made consistent with the principles and purpose of Scottish Government Circular 1/2010 or equivalent. Early pre-application discussions between the applicant(s) and The Department of Education and Children's Services on this matter are advised in view of the implications on the wider development strategy.

Recreation & Open Space Requirements

Open Space Requirement

- 6.42 For 500 houses, the minimum open space requirement will be 3.0 hectares, split 2.4 hectares and 0.6 hectares for Mains Farm and Gilsland respectively, as a minimum. The landscape framework required to integrate development with its landscape setting, and the existing parks, woodland and open space locally, will not contribute to meeting the new open space obligation.

- 6.43 A network of linked accessible areas of formal and informal public open space will be provided through the site. These will be designed and aligned to encourage their use and to link to existing residential development. Open space should be integrated with footpath and cycleway networks and the landscape structure to create green corridors through the sites. Open space must be provided to or exceed the minimum standard contained in Local Plan Policies C1 Minimum Open Space Standard for New General Needs Housing Development and C2 Play Space Provision in New General Needs Housing Development. Consistent with PAN 65: Planning and Open Space, a variety of types of open space is required.
- 6.44 Public open space should be overlooked by built development. Provision must include areas of a size and design to incorporate children's equipped play areas, space for informal play such as ball games, and passive use such as sitting and enjoying the open space in line with local plan policy. Spaces should be designed to minimise disturbance and nuisance to neighbours. A range of equipped play facilities will provide for toddlers, 5-10 year olds and teenage age groups. A phasing plan for the creation of open space and play facilities will be required to ensure that there is adequate provision for each phase of new housing development. This will be agreed with the Landscape & Countryside Section of the Council in advance of final masterplan submission(s).

Types of open space to be provided

- 6.45 Approximately 1 hectare of the open space requirement will provide land for a full size sports pitch and associated changing accommodation in the Mains Farm site, the playing surface measuring 99m x 69m (109 by 77 yards). In addition to this, the Mains Farm site will include a well overlooked Town Park (0.5Ha to 1.0 Ha). These open spaces shall be adjacent to the school campuses, where they will be made highly accessible. Smaller areas of open space will be required throughout the housing area to ensure the overall requirement for 400 houses is met.
- 6.46 The Gilsland site will have open space provided as a large central area straddling both northern and southern parts of the site, with the amount and proportion of open space to be provided in each reflecting the actual number of houses to come forward on the respective parts of that site.
- 6.47 Other open space should be distributed throughout the expansion area and used to provide formal open spaces (e.g. local parks - 0.2 to 0.5 Ha - and civic spaces, all including equipment for seating and rest) and for informal / recreational open space (e.g. small kick about areas, pocket parks, and biodiversity areas etc). The distribution and types of open space to be provided on the sites must result in large areas with combined functions - town and local parks can include play equipment, for example. Small areas of open space not designed as an integral part of the layout from the outset must be avoided.
- 6.48 Local Plan Policies C1 and DP5 require that the public spaces be conceived together with the layout of buildings to ensure creation of an interesting and distinctive new housing area with a distinct sense of place and identity. Arrangements for the management and maintenance of all open spaces, including in the case of Mains Farm for the landscaped parkland to the south of the ridge, must also be put in place by the applicant(s) to the satisfaction of the Council.

Social and Community Uses

- 6.49 It is a requirement that the residents of the expansion be served by adequate community services provision, consistent with the Local Government (Scotland) Act 1994 (arising from the Local Government and Planning Act (Scotland) 1982). The 500 houses will generate a requirement for new community infrastructure. The Council's Department of Community Services will seek developer contributions from the applicant(s) for both sites to provide land and buildings to comply with policy set out in ELSP2015 and the ELLP2008. The timing for provision of

facilities and the payment of contributions will be the subject of pre-application discussions.

Community sports pitch requirement

- 6.50 To satisfy the demand for pitch sports that will arise as a result of development at Mains Farm and Gilsland, a new community sports pitch and related changing accommodation is required. These facilities are to be provided to the satisfaction of the Council. All the costs associated with provision of the sports pitch and changing accommodation will be met and shared by the applicant(s) of the Mains Farm and Gilsland sites on a pro-rata basis. The pitch and changing accommodation must be provided on the allocated Mains Farm site on land controlled by that applicant so that it can be adjacent to and accessible from the high school campus. The preferred approximate location for the pitch is shown at Appendix 3. It must be a natural turf playing surface, and be level and reasonably flat. There is no requirement for the pitch to be flood lit.
- 6.51 The area of land required to provide the sports pitch will contribute towards meeting the public open space requirement for the expansion at Mains Farm – i.e. part of the 2.4 hectares. Public access to the sports pitch must be available at all times. Accordingly, it will not be located within the new school campus, as this would restrict public access. However, to ensure the school and community sports pitches can, if necessary, share facilities, they must be nearby one another.
- 6.52 The playing surface area of the pitch will be no less than 99m x 69m (109 x 77 yards). This area does not include any additional area for pitch run offs or any necessary engineering work. With run-offs the pitches will likely require minimum dimensions of 106m x 75m. If engineering work is required to ensure Council requirements for the sports pitch are met, the applicant will provide land for this over and above that required for the playing surfaces and run offs, and it too will form part of the open space requirement.

Changing accommodation (related to pitches)

- 6.53 The changing accommodation will be for two teams and a referee as well as first aid and storage. The operational requirements of the changing accommodation must be met to the satisfaction of the Council. The building shall be located adjacent to and with easy and direct access from the new community sports pitch and the schools campuses. The amount of land required for development of the changing accommodation, including any access, car parking, engineering work and incidental landscaping, will also contribute toward meeting open space requirements.
- 6.54 The detailed requirements of the sports pitch and changing accommodation will be the subject of a separate Design Brief issued by the Council's Healthy Living Service.

NHS Lothian, Lothian & Borders Police and the Ambulance Service

- 6.55 NHS Lothian, Lothian & Borders Police and the Ambulance Service have indicated that the increased population that will arise from these proposals may result in these service providers not being able to accommodate any identified impacts anticipated to arise from these local plan proposals within their existing facilities. The applicant(s) shall therefore discuss the impact of their proposed development with NHS Lothian, Lothian & Borders Police and the Ambulance Service and ensure that appropriate mitigation is provided for, if appropriate and consistent with Circular 1/2010.

Local Centre

- 6.56 To contribute to the creation of a more sustainable mixed community, the expansion will provide the opportunity for small scale shopping and local employment to be introduced alongside the

new housing. The ELLP2008 requires that provision be made within Mains Farm for employment as a well-designed stand-alone signature building and/or ground floor business space beneath flats and it also requires that land be set aside for a local shop within that site. The masterplan for the Mains Farm site must therefore identify how these requirements will be met.

- 6.57 An enhanced level of local facilities provision within Mains Farm in the form of a mixed use, local centre is also supported. This could be delivered either by safeguarding an area of serviced land or, preferably, by providing serviced ground floor space below flats in the form of a small square or parade. Small-scale retail and related services and commercial and / or office space would be appropriate. To maximise commercial success, any floor space provided should be modular to offer flexible space that can be easily adapted. Uses to be introduced must be compatible with residential amenity. Such a local mixed use area should be incorporated within the Mains Farm site on an axis with the schools, the new town park and the landscaped area south of the ridge to ensure it is a highly accessible public space, complementing the surrounding community land uses / spaces. It should also be adjacent to a main link road though the Mains Farm site.
- 6.58 In addition, or as an alternative to a location within a local centre as described above, employment provision is also supported within a stand-alone building incorporating a range of centrally-serviced, flexible office space. It too could be within the area to be developed for housing at Mains Farm, or set in well landscaped grounds to the south of the ridge across that site, but in either location it must be conveniently accessed off an access road internal to the site.

Biodiversity and Natural Heritage

- 6.59 The East Lothian Biodiversity Habitat Plan for Urban Areas includes objectives to increase and enhance biodiversity throughout the urban landscape and to protect areas of habitat value not designated as formal wildlife sites. The applicant(s) must carry out a survey to establish existing natural heritage at each site, the scope of which shall be agreed with the Council's Biodiversity Officer. This will include legally protected species, Priority Species, and the extent of existing habitats. It may include Species of Conservation Concern or other items. A list of Priority Species is available in the East Lothian Biodiversity Action Plan, and a full list of Species of Conservation Concern is available from the Lothian Wildlife Information Centre.
- 6.60 The masterplan(s) must maximise opportunities to create and improve habitats and to provide wildlife corridors through the expansion. To promote habitat enhancement and maintain wildlife corridors, the masterplan(s) will ensure peripheral habitats are linked to internal ones by creating a woodland framework / habitat network, consistent with the Forestry Commission (Scotland) Forest Habitat Network Guidelines.
- 6.61 Substantial tree planting is required in the expansion area and at its boundaries, and this will be integrated with the existing planting in the area. Together these will provide the spine from which the woodland / habitat framework will extend around and into the sites. The use of SUDs features to improve biodiversity and habitat should be maximised. This may include use of attenuation ponds to create wetland habitats to be integrated into the wider habitat / woodland framework for the sites. The masterplan(s) must give direction as to how SUDs features, wildlife corridors, open space and amenity areas will be integrated with one another.

Carbon Reduction / Climate Change Adaptation

- 6.62 The applicant(s) shall consider the targets for reducing carbon emissions as set out in the Climate Change (Scotland) Act 2009. The Act includes a long term target of reducing carbon emissions by 80% by 2050 and an interim target of 42% carbon reduction by 2020. East Lothian's population is set to grow and opportunities to minimise the additional impact this expansion will generate on

the carbon footprint of the area must be identified by the applicant(s).

- 6.63 Additionally, the Planning etc. (Scotland) Act 2006 places the principles of sustainable development at the heart of the plan-making and development process. This framework addresses this by its requirement for quality design, safe inter-connected movement, accessibility, integrated landscape structure and habitat network and the provision of affordable housing and a range of house types and sizes. Yet sustainable development is about more than how land is developed.
- 6.64 The Scottish Governments sustainable development strategy “Choosing Our Future” (2005) recognises that design, construction and maintenance of the environment provide significant opportunities to contribute to a sustainable future. Additionally, on the 1st of October 2010 the latest revision of the Building Regulations were brought into force. This requires a greater need to consider the benefits that localised (district heating schemes etc) and / or building-integrated low carbon equipment (LCE) (e.g. photovoltaics, solar water heating, combined heat and power and heat pumps) can make to meet the new standards.
- 6.65 The move towards a low carbon economy will require a range of measures to be introduced, including demand reduction and energy efficiency across all sectors. It is a requirement of Scottish Planning Policy that new development be planned to make best use of opportunities for decentralised and local renewable or low carbon sources of heat and power, wherever possible. The masterplan(s) must make provision at various spatial scales such that this requirement is met. For example, demonstrating at the level of the site(s), at neighbourhood level, at the level of the urban block and for the building modules therein, how development will contribute to meeting this national policy objective.
- 6.66 At the individual building level it should be demonstrated, as far as reasonably practicable, that buildings maximise energy efficiency. Consistent with achieving a well-designed layout, the number of buildings orientated to take advantage of passive solar gain should be maximised. Overshadowing should be avoided and consideration given to increased glazed areas on south facing elevations. Other means of achieving the standards could involve the following:
- passive heating
 - low emissivity, thermally efficient double glazing
 - photovoltaic panels
 - thermal panels
 - ground and air source heat pumps
 - fuel Cells & Micro CHP
- 6.67 The reduction, re-use and recycling of construction materials should be maximised, including in construction of roads, footways / pathways and the sourcing of materials for landscape boundary treatment. In support of any planning application(s) the applicant(s) shall submit an energy efficiency statement demonstrating how the above requirements will be met.

Archaeology, Scheduled Ancient Monument and Listed Buildings

- 6.68 Given the extent of the site(s), an archaeological assessment for each is required. Development that would harm a site of archaeological interest will not be permitted. The only exception to this is where archaeological advice concludes that the significance of the remains is not sufficient to justify their physical preservation in situ when weighed against other material considerations, including the benefits of the proposed development. In these circumstances the applicant(s) must make provision for excavation, recording and analysis of archaeological remains in advance of the commencement of development and publication of the results. Where feasible to

accommodate and preserve archaeological features, this should be done and public access to them is encouraged.

- 6.69 North Berwick Law is a Scheduled Ancient Monument (SAM) and a Site of Special Scientific Interest (SSSI). It is located to the east of the Mains Farm site. There are also a number of Listed Buildings in close proximity to the sites. Although not within the allocated area, the setting of these historic assets could be affected by the new development.
- 6.70 The masterplan for Mains Farm must therefore test alternative layout options where development will interface with surrounding historic interests – e.g. the setting of the SAM / area opposite North Berwick Law / the treatment and visual impact of development particularly with respect to any at the east west ridge of the site, including how this may be viewed together with Listed Buildings and as a new settlement edge. This is to ensure that development will protect and if appropriate enhance the context and setting of these historic assets. This will form part of the assessment of alternative development options required by SEA.
- 6.71 The applicant for Mains Farm must make provision for interpretation facilities displaying information about the SAM, plus its relationship to the wider landscape and its history.

Flooding, Drainage and Water Supply

- 6.72 The masterplan(s) must satisfy the necessary water and drainage requirements of development to the satisfaction of the Council, Scottish Water (SW) and Scottish Environmental Protection Agency (SEPA). Consistent with the requirements of the Water Framework Directive, Drainage Impact and Flood Risk Assessments will be required for both sites at the time any planning application(s) is / are made. SEPA will only support a public foul sewer connection as the means of foul drainage from development and would oppose a private treatment system.
- 6.73 Collaboration and dialogue between the applicant(s) and Scottish Water will ensure appropriate solutions can be delivered to enable development. Any investment for additional strategic capacity (i.e. water / waste water treatment works) to enable development may be provided by Scottish Water. Although the applicant(s) will be required to provide local infrastructure at their expense, Scottish Water will make a contribution towards such costs in line with the Provision of Water and Sewerage Service (Reasonable Cost) (Scotland) Regulations if appropriate. Provision of adequate associated on and off site infrastructure must be in place prior to the commencement of development.

Flooding

- 6.74 A flood risk assessment is necessary to understand the full extent and any likely impacts of flooding from all sources for both sites. The flood risk assessment(s) will identify safe development levels and any natural flood storage areas to be protected to ensure sustainable flood risk management that avoids flood risk in the first instance as well as opportunities to reduce the risk of flooding in the area and appropriate mitigation if required. Reference to climate change factors shall be included in the flood risk assessment(s).
- 6.75 All development shall be free from fluvial flooding in a 1 in 200 year event. Any watercourse on the site will have a fluvial flood envelope and development should be avoided in these areas. Essential infrastructure and sensitive development, e.g. schools, shall be free from the 1 in 1000 year fluvial flood event. This information will influence the siting, design and location of development and shall be fully considered in the preparation of the masterplan(s).

Sustainable Urban Drainage (SUDs)

- 6.76 Consistent with the requirements of the Flood Risk Management (Scotland) Act 2009, the applicant(s) shall prepare a Surface Water Management Plan (SWMP) for the sites to mitigate flood risk at a catchment level in collaboration with Scottish Water and SEPA. Surface water runoff from the development must be drained on a separate system discharging to a suitable outlet via SUDS to the satisfaction of Scottish Water, SEPA and the Council.
- 6.77 Surface water must be treated by means of integrated surface water drainage systems serving the entire site(s). This may require provision of regional SUDS in the form of ponds and wetlands to treat and attenuate flow from the site(s). The masterplan(s) must give direction to such a SUDS strategy. The SUDS system(s) must restrict post-development runoff in line with pre-development levels and the Council may require betterment, as any level of runoff from the site(s) must not increase the risk of flooding. The pre-development greenfield run-off rates shall be agreed with the Council. This will be in addition to any SEPA water quality treatment requirements, with separate systems required for SUDS.
- 6.78 Scottish Water's publication 'Sewers for Scotland 2' should be referred to for best practice advice in relation to sewer and drainage provision at these sites. SUDS systems must comply with the management train approach advocated in CIRIA's document C697 'The SUDS Manual'. For further guidance on this matter, the applicant(s) should also refer to the SUDS for Roads (2009) consultation document prepared by Scottish Water, SEPA, Transport Scotland and SCOTS. Provision of on-site drainage and water supply infrastructure, as well as any upgrading of local networks that may be required to support development, must be provided at the applicants' expense. Scottish Water may however make a contribution to the cost of such infrastructure in line with the Provision of Water and Sewerage Service (Reasonable Cost) (Scotland) Regulations.
- 6.79 Use of SUDs features to improve biodiversity and habitat must be maximised. This may include use of a network of attenuation ponds throughout the expansion to create wetland habitats to be integrated into the wider habitat / woodland framework for the sites. The masterplan(s) must give direction as to how SUDs features, wildlife corridors, open space and amenity areas will be integrated.

Waste Management

- 6.80 The masterplan(s) must include provision for the separation and recycling of waste to help meet the requirements of the Edinburgh and the Lothian Waste Plan. This will include such provision for both private and commercial occupants of the sites. The masterplan(s) must indicate suitable sites for such facilities and the nature of waste recycling facilities to be provided on them. All such facilities must be provided at the applicants' expense.
- 6.81 The Council currently operates a kerbside wheeled bin collection service with each dwelling being issued with 2 x 240 litre wheeled bin - one for household and one for garden waste, and one 30 litre box for paper, and one 55 litre box for dry recyclables. Access to the kerbside collection points outside each home and the road surface must be suitable for a 26 tonne HGV refuse collection vehicle. The design(s) must avoid hammerheads for turning that turn into parking bays restricting access, and turning areas located adjacent to play areas.
- 6.82 Design solutions for waste management apparatus for the recycling and separation of household waste materials must be provided in relation to individual buildings. Buildings / plots shall be designed with a suitable storage area to the side or rear, or other suitable unobtrusive design solutions, for storage of waste apparatus.

- 6.83 An equipped recycling facility with sufficient space for 4 x 1100 litre wheeled bins must be provided in line with Local Plan policy. The most suitable location for this will be alongside the mixed use local centre within the Mains Farm site. The dimensions of each bin are 1300mm long x 1000mm deep x 1450mm high. These must be sited next to a kerbside and in such a way that a 26 tonne HGV recycling vehicle can park next to them for collection purposes. Three wheeled bins would be for 3 colours of glass and one for cans. In addition, two areas of hardstanding measuring 2m x 2m are required for paper and textile banks.
- 6.84 Collection points for all waste and recycling facilities must be accessible for those with mobility difficulties and be designed to ensure they are safe and secure, for example, they shall be well lit.

Noise

- 6.85 A noise assessment is required for the Gilsland site. It will provide a baseline noise survey and an assessment of the area for residential development, consistent with PAN 1/2011: Planning and Noise. It will focus on noise generated by trains on the North Berwick Branch Line. The masterplan will consider mitigation requirements, including those relating to design, materials, layout and landscaping of development. These may need to be location specific and must ensure satisfactory internal and external noise levels. Noise attenuation measures must be integrated sensitively into the landscape, and this is a particular concern along the northern boundary of the site. Any mitigation must be appropriately and well landscaped with maintenance arrangements agreed with the Council. Any necessary noise attenuation measures must be provided as an integral component of attractive landscape treatment.

SEA Requirements

- 6.86 This framework has been prepared in line with the Strategic Environmental Assessment process. The outcome is that the framework places a requirement on the applicant(s) to demonstrate that the implementation of their masterplan(s) will achieve the best feasible environmental option for development of the site(s). To achieve this, the assessment of alternative layout options will be required in the preparation of the masterplan(s). There are key areas within the site(s) where development will interface with natural and historic assets, and where mitigation measures to be introduced must be carefully designed to minimise their impact, while still facilitating the required mixed use development. In the circumstances detailed below the applicant(s) must demonstrate through the masterplan(s) and supporting Design and Access Statement(s) that the assessment of alternative layout options has been undertaken, and that this assessment has ensured that the best feasible environmental option is proposed.
- 6.87 A number of requirements are set out in the Development Framework, and these provide the principles against which any masterplan(s) will be prepared. While these requirements must be met by any design solution, there may be a range of design responses that could deliver the land allocations. These could concern fundamental issues such as how the size and shape of the development footprint(s) as well as how the buildings and designs in it will impact on landform, landscape and natural and historic assets. More refined matters, for example, how land uses are to be mixed to ensure an appropriate pattern of land use and movement together with the integration of public transport, could also be considered.
- 6.88 Though the submission of any masterplan(s) and associated Design & Access Statement(s), the applicant(s) must demonstrate that alternative layout options have been considered with respect to the following items, as well as demonstrate how and why the implementation of the proposed masterplan(s) will achieve the best feasible environmental option for development.

Relationship with Natural and Historic Assets

- The masterplan(s) must test reasonable alternative layout options where development will interface with surrounding natural and historic interests, including North Berwick Law (a SAM and SSSI), the setting of the Listed Buildings and consideration of same where relevant in respect of sites on the Sites and Monuments Record, to ensure development will preserve and / or enhance the context and setting of these assets.

Noise attenuation measures

- The masterplan for the site at Gilsland must test reasonable alternative noise mitigation measures. These must be integrated sensitively into the landscape with appropriate maintenance arrangements agreed with the Council. This will require minimising the visual impact of the mitigation and retaining a sufficient developable area to deliver the allocation.

Urban Edge Treatment

- The masterplan(s) must test reasonable alternative edge treatments for the boundaries of the sites. This testing is to demonstrate how the expansion will be properly integrated with the landscape and townscape of the area, and how new urban boundaries will be created. The masterplan(s) will also be expected to bring forward appropriate edge treatments within the site, and these too shall be investigated.

Pre-application Consultation

- 6.89 Scottish Government Circular 4/2009 seeks to ensure that communities are better informed about development proposals and that there is an opportunity to contribute views before a formal planning application is submitted to the Planning Authority. This is particularly true for major development proposals such is the type(s) to which this Development Framework relates. People still have an opportunity to have a say in the form of development that takes place once its principle has been established through the Development Plan.
- 6.90 The applicant(s) must submit with any planning application(s) and masterplan(s) for these sites a pre-application consultation report, describing the pre-application consultation measures used and how these influenced the design solution(s). PAN81 suggests ways to help undertake and improve community engagement. The Planning Authority check pre-application consultation reports and where they are inadequate may not register planning applications.

7.0 DESIGN REQUIREMENTS

Designing the new urban form

- 7.1 The masterplan(s) must describe and illustrate the three-dimensional urban form of the expansion. It consists of the landscape treatment and development layout (the urban structure and framework of plot subdivision), development density and land use mix, and the size, massing, proportion, layout and scale of buildings and groups of buildings, and the materials and colours proposed. The Council's requirements for the new urban form of the expansion are set out below.



Landscaping and urban edge treatment

7.2 The applicant(s) must submit to the Council for approval landscape framework(s) for the site(s) , and in the case of Mains Farm a Landscape and Visual Impact Assessment. This framework must respond to and help integrate the expansion with its context by:

- Defining an appropriate landscape setting for North Berwick Law, a SAM and SSSI;
- Providing robust, settlement boundaries which provide an appropriate transition between town and country as well as an attractive setting for the expansion;
- Integrating the landscaping framework and the core path network to provide landscaped routes that give access to the countryside and town;
- Conserving the sense of place by incorporating existing planning and responding to and incorporating existing views into the design, creating attractive vistas across, to and from the area and to local landmarks wherever possible and appropriate.

The masterplan(s) will include information on treatments and planting species to be used at site boundaries, at key urban edges including at public open spaces and focal points. The Council's requirements for the landscaping framework are set out at Appendix 3 and below.

Structural landscaping framework

7.3 An appropriate setting for North Berwick Law will be ensured by a) maintaining a band of countryside between the Law and the new development / urban edges, such edges being suitably defined and planted with appropriate treatment and species, and b) by extending peripheral landscape treatment into the expansion area to expand the network of woodland and green space in the area, and to provide the context within which the development will integrate.

7.4 Hedgerows together with hedgerow trees define the operational agricultural landscape. Substantial groupings of mature Scots Pine and native broadleaf species trees are also found in groups and in rows both in and on the edges of the urban area, often on high ground. This treatment breaks the massing of development, integrating buildings with the landscape and importantly preventing ridgelines breaching the skyline. This creates a well-landscaped urban edge, where buildings are glimpsed through a woodland setting. The landscape framework for these sites will therefore reinforce this character, extending it around and into the expansion area. These structural landscaping requirements are illustrated on the plan at Appendix 3.

Integration of existing / proposed urban edges.

Gilsland

- 7.5 The northern site boundary may require noise attenuation measures, consistent with PAN 1/2011. If required, this may take the form of bunding and woodland tree planting and should extend and connect the existing and required planting on the eastern and western boundaries to create a habitat network. The western boundary of this site will be treated with hedgerow / hedgerow trees to complement and extend the existing boundary at Gilsland South.
- 7.6 The planting at Gilsland South is maturing and contributes significantly to the character of the area, although some coniferous species not common to the area exist. An arboricultural assessment is required for both parts of this site. It must examine the value and condition and likely management requirements for the existing trees on the site. It should also identify any trees that should be removed to facilitate development in line with the principles of this framework and BS 5837: 2005 Trees in relation to construction recommendations. Any tree loss must be minimised at the site and replacement planting will be required to reinforce its well established landscape character - i.e. used to augment the tree lined enclaves sub-dividing the site, and the avenue of roadside tree planting through it, and at the sites boundaries.

Mains Farm

- 7.7 The southern portion of this site beyond the ridge will be laid out as landscaped parkland with a new agricultural hedgerow introduced on the southern boundary with blocks of woodland tree planting set behind it. Also, groups of specimen trees and other landscape planting will be planted on the ridge plateau / crest, and areas for seating and rest shall be provided here too. This is to take advantage of views to the Law and Bass Rock available from this high land and also to help extend the wider landscape characteristics into the site.
- 7.8 Development must respect the ridge line crossing the site and ensure that new housing does not appear prominent or intrusive. This will require sensitive planting and urban design treatment. New buildings along the ridge will be set back from its crest among mixed species woodland tree planting, the objective being to ensure that buildings will be glimpsed through trees once mature and that the new settlement edge will not appear as an intrusive mass of planting and / or built development. A visual balance between these elements is required, and suitable variations in the height, massing and density of built form and planting will be sought.
- 7.9 The Grange is a nearby Category A Listed Building that is visually prominent in southern approaches to the town. It must remain the focus of these views and attention must not be distracted from it by the new edge treatment across this site. Axonometric views in perspective showing the new southern edge are required to illustrate how all the above requirements will be met on this southern edge.
- 7.10 The existing stone wall and hedgerow on the eastern boundary will be retained and enhanced along the length of that boundary. The west boundary will be treated with woodland planting to define it and provide a landscape setting and buffer between Gilsland Caravan Park and the new housing. The northern edge with Grange Road shall be landscaped with groups of trees and shrub planting. This will provide an urban landscape setting for this edge while allowing sightlines to be achieved for site access together with a landscape corridor for the new foot / cycle path.

Treatment of the new urban to urban edges

- 7.11 The treatment of urban edges in the expansion, such as those alongside main thoroughfares and

open spaces, will complement the intended sense of place. The link road through Mains Farm should be of formal character, and provision of avenue tree planting, verges, footpaths and low hedges on each side of this street will help ensure continuity through the development area. Similar treatment shall be provided in streets lower in the hierarchy. In the lower density areas the use of landscaping will be more informal and used to ensure enclosure of public space where buildings alone will not achieve this and also to ensure that a visual balance between development and such treatment is created.

- 7.12 The landscape structure will provide an attractive setting for all new buildings, and help create continuity in character between the areas of different development density and building type, and ensure public spaces are properly enclosed. Further requirements of the landscape structure will be to provide proper definition of house plots from public space using plot frontage planting, to provide low level screening for parked cars, where appropriate, and to complement streets and footpaths by providing planting alongside these.

The layout of development

Design principles for the urban structure

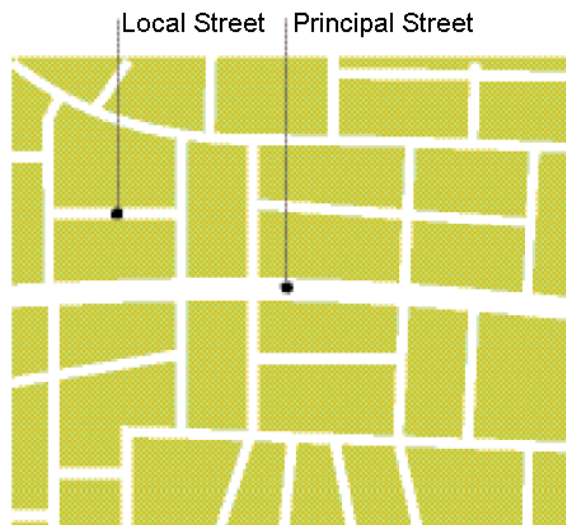
- 7.13 The proposed urban structure must respond to the contextual analysis of the sites and the landscape framework to ensure that a sense of place will be retained and can be created; the areas for development will be selectively identified accordingly. The expansion will also integrate with and respond to the landform, urban form and townscape of the area, and positively incorporate key natural and physical features at and around the sites. The urban structure will allow for the retention of the key public views across and from the sites to the surrounding landmarks to help conserve the sense of place. The masterplan(s) will describe and illustrate how these requirements will be achieved, as indicated conceptually below:



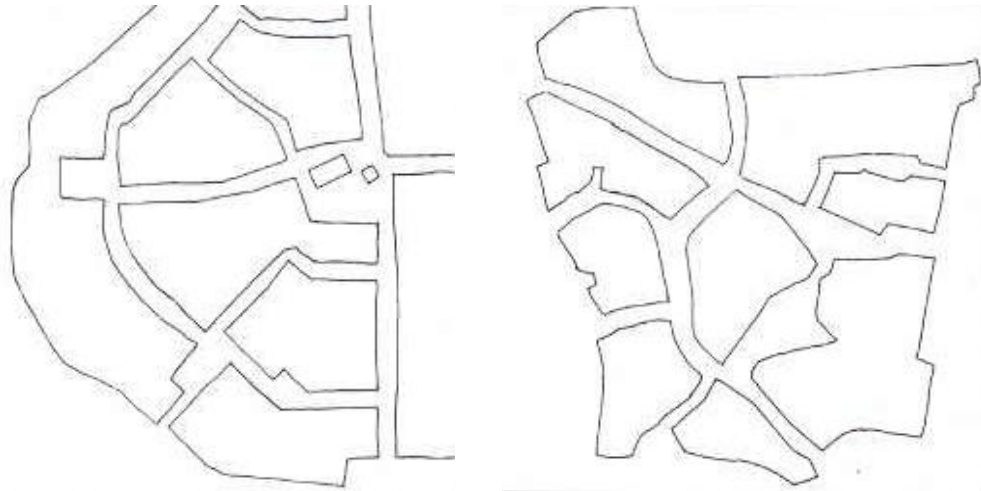
- 7.14 To produce a sense of place the urban structure will be ordered and understandable, creating focal points in the expansion. Focal points will be the main public spaces, and in Mains Farm these will be the local mixed use area, sports pitch and the town park, and in Gilsland it will be the central area of open space. The mixed use area will be a civic space, while the other focal points will be different types of green space that contribute to the identity of their respective areas. Appendix 3 identifies the preferred locations for these focal points. They will be large, accessible and active spaces directly connected to one another, providing locations where primary movement routes cross, as shown conceptually in the example below.



- 7.15 The expansion will be ordered around these focal points, connecting them with an inter connected layout of streets and paths. This layout will define the areas for development. These will provide '*development blocks*' for housing, open space and other land uses. Principal streets will define '*neighbourhood blocks*', which must be subdivided by a network of local streets that define the individual '*residential blocks*'.



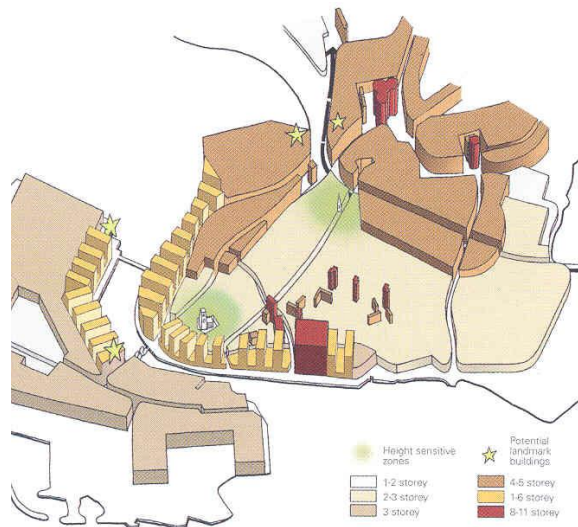
- 7.16 The urban structure of the expansion must therefore ensure that the layout of buildings in it will:
- Produce an interesting and distinctive environment where key linear routes, curve, taper, widen, narrow and change direction;
 - Define public from private space and protect private space;
 - Overlook public spaces with principle active facades; and
 - Occupy special sites so they can punctuate and close key views etc.



- 7.17 There must be easy access to the local mixed use area from surrounding development. This will require that the proposed street pattern make development blocks around the local centre smaller to ensure a more permeable structure, so this area can be easily and directly accessed by a range of routes. The applicant(s) must demonstrate to the satisfaction of the Council that all development blocks are large enough to accommodate the development proposed for them. This will require the masterplan(s) to illustrate an indicative framework of plot subdivisions for each block (see para 7.28 – 7.30).

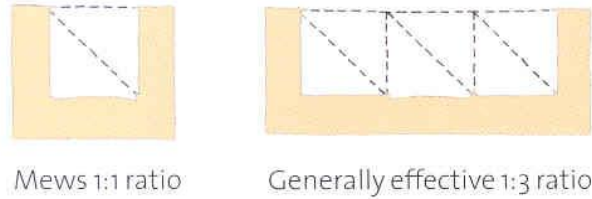
Building heights

- 7.18 No taller than three storey development will be permitted at the expansion area. The masterplan(s) will show the building heights for each of the development blocks, as shown in the conceptual example below.



Enclosing public space

- 7.19 The design will ensure a positive relationship between buildings, the landscaping framework and public space is created at all times. This will be achieved by building layouts that enclose public space. The height to width ratios below provide a guide for creating enclosure.



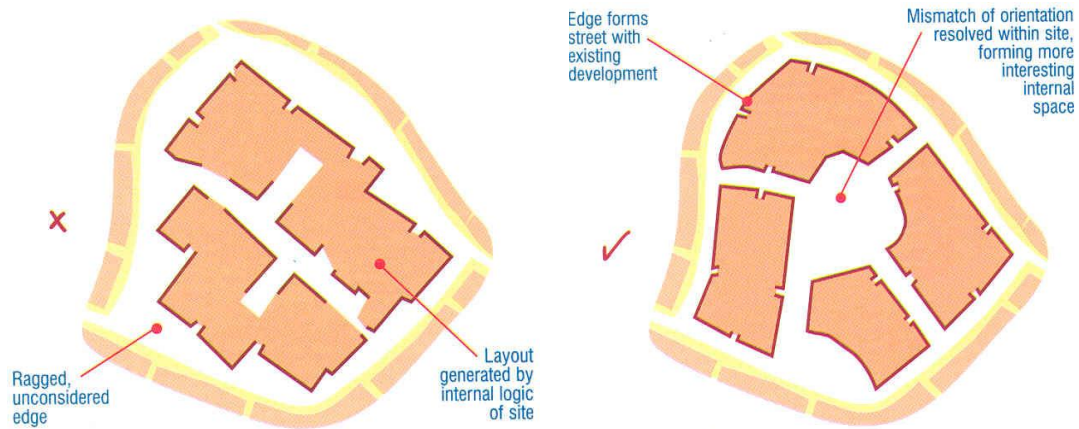
At higher density judicious use of continuous built frontage and complementary landscaping is required. At lower density, where buildings may be more dispersed, landscape treatment, including trees, hedges, walls and railings will be used to define public space, and thereby retain continuity and enclosure. Hard and soft landscaping in plots should be used to prevent space visually leaking away between buildings.

Positioning perimeter buildings

- 7.20 The building layout should define a framework of interesting and welcoming public spaces. Buildings at the perimeter (or edge) of the development blocks must therefore be positioned to enclose and clearly define public from private space, and orientated to articulate, overlook and present active frontages to the public spaces and thoroughfares between them. Along key linear routes the urban structure will create routes that curve, taper, widen, narrow and change direction. Perimeter buildings will complement this and be arranged to create a sequence of public spaces and views, which finish at, or feature, focal points in the development. This will help provide a sense of place and welcome and help people to find their way around.



- 7.21 The judgment on how to arrange buildings on the development blocks must therefore be taken with a vision of how the buildings of each development block will integrate with and complement those of the next. Only by giving direction to this can the masterplan(s) create the design strategy for the site(s) and be capable of coordinating the procurement of a cohesive and understandable urban expansion of a size such as this. The masterplan(s) must therefore establish a vision for how the edge buildings will relate to one another and the public spaces between them for each site, consistent with the hierarchy and character of public spaces proposed.



- 7.22 The masterplan(s) must establish parameters to ensure such a cohesive built environment will be produced. The indicative perimeter building lines for each development block will be illustrated to ensure the relationship between buildings and public space is conceived together, as shown in the conceptual example below. The masterplan(s) will then be used to control this relationship as phased development proceeds.



Built form typologies - building groups

- 7.23 The masterplan(s) must establish building types that will be grouped together in particular areas of the sites. This is to help demonstrate how a full range of dwelling types and sizes will be delivered, and to ensure appropriate building types are grouped in the layout to create different character areas. Buildings should be grouped to create perimeter blocks, courtyards, terraces, mews and lanes etc and will be arranged to complement one another. Successfully arranged building groups result in overlooked public spaces where the need for the artificial definition of public and private space, such as fences / walls, is minimised. The masterplan(s) will direct the use of building groups across the sites, consistent with the proposed urban grain and character, to ensure the overall urban design strategy is clearly conveyed.

Character areas

- 7.24 A range of character areas must be provided in order to offer a choice of residential environments and so that places in the expansion are created that have their own identities. The masterplan(s) will provide three dimensional design concepts for these areas, as set out at paragraph 7.31 below. These will be used to formulate and assess detailed design proposals.

Design concepts for buildings and public realm must be based on the contextual analysis and local historical precedents. The contextual analysis above and the plan at Appendix 3 highlight key natural and physical features of the area.

Housing Density: a compact urban form

- 7.25 A minimum average net housing density of 30 dwellings per hectare must be achieved at each site. This shall be achieved with provision of a full range and choice of house forms, types and sizes. The required density level will be achieved as product of the design process, and met in a way that is responsive to and complements the landform, landscape and urban character.
- 7.26 The higher end of the density range will be achieved using building heights and forms in keeping with the buildings of East Lothian, such as terraces and 3 storey townhouses and tenement style flatted development. Density levels will vary across the sites and will be increased in locations that support the urban design strategy. Density will be increased to emphasise and articulate focal points, routes, corners and junctions; to enclose wider public spaces with continuous built frontages and appropriate building heights; and around and at mixed use areas / transport hubs.
- 7.27 Loading the higher end of the density range with affordable housing will be unacceptable. A range of densities and a full range of house types and sizes are required in all tenure groups.

Creating the urban grain - the framework of plot subdivision

- 7.28 The urban grain is the pattern and arrangement of development blocks and plots. It can vary and is related to the extent an area's pattern of development blocks and plot subdivisions are respectively small and frequent (fine grain), or large and infrequent (course grain). The masterplan(s) must establish the urban grain across the sites, as this will be fundamental to the ability to control the future form of development and the distribution of house types and sizes. For example, flatted development will require a course grain while terraced and semi-detached / detached houses will require a finer grain.
- 7.29 To allow for a variety of complementary built forms to be brought forward next to each other, in certain circumstances it will be desirable to mix in the same development block a fine and course grain. This is often so when tenements are complemented by mews in the block core, as shown in the illustration below, for example.



- 7.30 In the context of the proposed urban grain, the range of building heights, groups and types, and the variety of development densities, the masterplan(s) shall indicate the capacity of each development block and demonstrate how the housing requirement for each site will be met.

Describing and illustrating the third dimension

- 7.31 The masterplan(s) must convey the three-dimensional vision for the expansion and be capable of controlling the phased delivery of development to that end. In addition to the information

required above, the masterplan(s) will describe and illustrate the three dimensional **design concepts** for the **main public spaces and thoroughfares as well as character areas** in the sites. This will be achieved by the following methods as a minimum:

- Indicative figure ground drawings showing typical samples of the horizontal relationship and transition expected between private space, buildings and public space in such areas;
- Indicative cross-sections showing typical samples of the vertical relationship and transition expected between private space, buildings and public space in such areas;
- Axonometric views showing in perspective the indicative relationship between buildings, public space and the landscaping framework typically expected in such areas.

Dwelling Design

- 7.32 New dwelling design will *reflect* the form, massing, features, fenestration, scale, simple finishes and vertical emphasis common East Lothian's vernacular. Such design will provide a fresh, contemporary and progressive addition to North Berwick's architectural character. This can be achieved by the selective use of skews, dormers and mock stacks, as well as materials, such mock slate roof dressing, black rainwater goods, stone and coloured wet harl finishes. This combined with a limited range of complementary modern materials will be used to deliver distinctive modern dwellings.

Detached



Semi-detached



Mews



Townhouse



Terrace



Flats



7.33 Dwellings will have crisp architectural detailing, relying on form and design, not minor variations in finishing detail to provide their identity. To ensure the objectives for dwelling design are met the following will be **unacceptable** in new house design:

- Dry dash harl finishes;
- Mix of stone and wet harl finishes, unless either is used as detailing with the other; and
- Cluttered detailing features.

7.34 The applicant(s) must agree with the Council a suitable palette of complementary colours and materials to be used on dwellings across the sites. This is to ensure continuity in and between development areas, an appropriate transition between character areas, and also to direct the use of colours and materials to be used on particular buildings and / or building groups requiring particular emphasis. The masterplan(s) will reflect this agreement. An objective of this approach is to direct all future applicants on the use of materials and colour so these aspects of the design are coordinated in line with the overall urban design strategy.

Defining plot boundaries

7.35 Tall hedges / walls should be used to define areas of private space from public space, such as at the end of a row of houses or at the street side edge of a courtyard where one side of a rear garden adjoins public space. Such lengths of wall / hedge etc must be minimised to ensure that the active frontage to public space is maximised. The use of timber board fencing will only be acceptable to define areas of private space from one another.



Inclusive Design

7.36 PAN78 on Inclusive Design, in addition to promoting more inclusive environments that can be used by all, notes that there is a specific legal requirement to consider the needs of disabled people under the terms of the Disability Discrimination Act (DDA) 2005. Under this Act, public bodies, including local authorities, have a new duty to actively promote disability equality. PAN78 advises that the promotion of inclusive design should be seen as an important part of meeting this new duty.

7.37 While PAN78 acknowledges that it is not always possible to design a housing development where all houses are inclusive, its expectation is that applicants should embrace inclusive design principles when planning and designing developments. Inclusive design builds in recognition not only of disabled people's needs but those of women, children and older people.

7.38 The applicant(s) must therefore demonstrate how inclusive design has been factored into their proposed development. This will be a material consideration in the assessment of planning application(s). The Council expects these to be accompanied by an Access Statement, preferably as part of the Design Statement, demonstrating how the applicant's proposal will address inclusive design issues.

Percent for Art

- 7.39 As a development that will have a significant presence, appropriate art work must be provided for in conformity with local plan policy. This can be done either as an integral part of the overall design or as related commissions that are well integrated into the proposed development. The applicant(s) must discuss and agree with the Council how this requirement will be met.

8.0 IMPLEMENTATION

- 8.1 Development of the sites at Mains Farm and Gilsland will place increased demand on community facilities and infrastructure in and around North Berwick. The Council will require the applicant(s) concerned to enter into a legal agreement(s) to ensure the procurement and satisfactory phasing and timing for delivery of all infrastructure and other requirements arising as a direct result of these land allocations.
- 8.2 The legal agreement(s) will set out the phasing and timing of development, and establish a sequence of trigger points and requirements to ensure infrastructure, community facilities and amenities are developed timeously and simultaneously with the full range of house types, sizes and tenures, including affordable housing. The delivery mechanisms, phasing and timing for the provision of all on site and off site infrastructure arising as a direct result of the development applied for must be agreed between the applicant and the Council and other relevant consultees and specified by the phasing plan and, where relevant, the masterplan and in any legal agreement.
- 8.3 This will be required in line with Policies HOU 5, RET 5 and IMP 4 of the ELSP 2015, paragraph 4.14 of the Edinburgh and the Lothian Structure Plan 2015 Action Plan, and Policy INF3 of the East Lothian Local Plan 2008. The Council will ensure the legal agreement(s) is / are in place prior to approving any planning permission(s).
- 8.4 As part of the development a new local mixed use area is required. The provision of land for this area as well as the timing of its delivery in relation to the phasing programme for the new housing at Mains Farm must form part of any legal agreement in relation to the Mains Farm site.
- 8.5 It may also be necessary for the legal agreement(s) to be location specific for certain elements of the proposals, for example, regarding the provision of access to, and the timing and phasing of, the transfer of serviced land for affordable housing to the Council. The legal agreement(s) must also ensure that access to the areas of land for affordable housing development will be provided.

9.0 MASTERPLAN OUTPUTS

- 9.1 The expansion area will be developed over a number of years, possibly by different developers. The masterplan(s) must establish a robust three-dimensional urban design strategy to co-ordinate future planning applications for the entire allocated area of both sites. Designing Places states that masterplans describe and illustrate proposals in three dimensions, establishing the vision for the place and how it will be realised, setting out the phasing, timing and basic economic assumptions of development. This is to ensure development can be delivered in the planning, design and commercial context, and to provide the basis for legal agreement(s).
- 9.2 The masterplan document(s) will convey the level of information necessary to give the context, clarity and certainty to inform and control all future planning applications for the entire allocated sites, consistent with policy DP5 of the East Lothian Local Plan 2008. As a minimum therefore, the masterplan(s) must describe and illustrate the following:

- How the masterplan design(s) are informed by the contextual analysis of the sites and their surroundings, including how the landscape framework and urban structure of development will integrate with and respond to the landscape, landform and urban form of the area;
- The development strategy, including the access and transportation requirements, the use of building types, the location and nature of proposed land uses, the landscape and open space strategy for the sites, and any key public views as well as the nodes and focal points that must be retained and created and, where possible, incorporated into principal public spaces;
- The places in the sites where activity will be focused (e.g. the local centre, open space, any other mixed use areas, the key nodes around the schools) and the locations for the variety of development densities in the range and the building heights across the entire sites;
- The proportion and location of building types, including indicative house types, sizes and tenures, and the integration of affordable houses, as well as the provision, location and means of integrating housing with any other uses;
- A well connected movement framework that supports all access requirements for the entire allocated sites, establishing points of access, including between all development areas, including alignments for the main streets, Home Zones, safe routes to school, and dedicated pedestrian and cyclist routes;
- The network and hierarchy of principal civic and parkland public open space conceived together with the layout of buildings, complemented by quality public realm landscaping as well as the building lines, orientations and aspects of perimeter buildings at the edges of the development areas that will ensure the creation of a sequence of welcoming, distinctive principal public spaces and a series of views through them;
- The arrangement, capacity, size and shape of all individual development areas, and the framework of plot subdivisions for each;
- Design concepts for the main public spaces and thoroughfares and each of the character areas, including indicative building designs, heights and the typical streetscapes, and the palette of materials and colours to be used in each;
- Indicative building designs, colours and materials to be used on buildings to secure cohesive and harmonising development areas;
- Three dimensional design concepts, including cross sections and axonometric views of the public spaces and character areas, illustrating the sequence of public spaces and views created by the building layout and their visual relationship with proposed focal points;
- Visualisations and descriptions for the form of the new local centre and information on its proposed vertical and horizontal land use mix;
- How the design seeks to minimise resource consumption in its response to the contextual analysis through layout and building design, while complementing other design requirements;
- How the design makes provision for flood management and can accommodate appropriate mitigation if required in areas identified as being at risk of flooding;
- The type, location and incorporation of Sustainable Urban Drainage Systems and the required provision of waste recycling facilities;
- The location of visible utilities infrastructure housings, including electrical sub-stations and gas compressor stations;
- How the various development phases will be brought forward to ensure an overall consistency of design and layout, and the provision of shared infrastructure;
- How the proposal(s) will be implemented setting out the phasing, timing and basic economic assumptions of development.

9.3 The masterplan(s) must also include a phasing plan for delivery of development and the enabling and supporting on and off site infrastructure capacity as required.

10.0 PLANNING PERMISSION(S)

- 10.1 To ensure the delivery of an integrated design solution for each site and to allow any necessary legal agreement(s) to be put in place, any masterplan proposal for either site must relate to the entire allocated area of the respective site, and conform to the requirements of this Development Framework as well as other relevant policies of the local plan. The masterplan must be submitted prior to or as part of any planning application. Any planning application(s) must be consistent with the masterplan approved for the relevant site.
- 10.2 A Design Statement consistent with the principles of PAN68 must accompany the masterplan(s) at the time of submission. These must relate to the entire allocated site(s) and be submitted prior to or as part of any planning application(s). They must also conform to this Development Framework, to the Local Plan and to the Council Design Standards for New Housing Areas, and will observe the principles of the Scottish Executive publications 'Designing Places' and 'Designing Streets'.
- 10.3 Any submission will also be informed by and be consistent with the advice given in documents such as Planning Advice Note 44 (Fitting New Housing Development into the Landscape), PAN67 (Housing Quality), PAN78 (Inclusive Design), PAN 83 (Masterplanning) and the Council's Design Standards for New Housing Areas and the most up to date East Lothian Council 'Standards for Development Roads' or equivalent document. It is recommended that the applicant(s) discuss the content of these documents with relevant council officials during pre-application discussions.

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