

# East Lothian *Council*

**Environment Department  
Planning & Building  
Standards**

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Development Framework for  
Blindwells New Settlement

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As approved by East Lothian  
Council on 8th June 2010

**East Lothian Council  
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## EXECUTIVE SUMMARY

*The Development Plan makes provision for the development of a new settlement at Blindwells, consisting of approximately 1600 houses together with associated supporting infrastructure, services and facilities. The site is beyond the Edinburgh Green Belt but well within the city's housing market area. It benefits from good access to local as well as wider employment opportunities, and there is scope to improve existing public transport options in bus and rail. The site is in East Lothian's former coalfield and was once an open cast mine. The land has been backfilled and reinstated for agricultural purposes, but further remedial action is required to ensure ground conditions suitable for development. The existing communities that surround the site were once dependant on the mining industry. While the economic base of these settlements is diversifying and their regeneration has been encouraged by the Council they continue to revive.*

*As such, the development of a new settlement at Blindwells presents a significant opportunity to make good use of previously developed land and to capitalise on the integrated transport opportunities offered by the sites strategic location close to major road and rail networks; however, the challenge will be to sensitively integrate this new mixed community into the existing settlement hierarchy while offering the opportunity for its further balanced growth in future. This will be realised by the introduction of services and facilities to the new settlement that are in keeping in scale and kind with the development coming forward, and which will not harm the viability and vitality of existing nearby regenerating communities. A central theme in this will be the nature and scale of land uses introduced and the need to minimise travel to, from and within the new settlement. There will be a particular emphasis on ensuring that use of the private car is less desirable than use of other transport options, particularly for short trips. Accordingly, the design of the new settlement and the coordinated provision, location and distribution of mixed land uses and development densities will help ensure the new community can support and is supported by the services and facilities supplied, including public transport.*

*To help ensure that appropriate travel patterns are established in the settlement the employment opportunities and local leisure, retail and other small scale commercial opportunities, together with necessary social, educational and community infrastructure and public transport, will be provided early in the build programme. To support this a mixed use local centre will be provided and appropriately located to create a central focus for services, activity and movement. It will provide the hub for community integration and be located such as to be highly accessible to all residents of the new settlement, with the masterplan design providing opportunities to allow same in respect of any future expansion of the settlement. The local centre will contain a vertical and horizontal mix of land uses including housing to ensure it is a multi-functional place that is active during the day and safe and secure at night. A range of building types will be required in the new local centre that will allow delivery of the form of mixed use development envisaged.*

*New housing will be developed at a minimum average density of 30 dwellings per hectare (net), with high density areas arranged within the settlement to support the way in which it is intended to function. Accordingly, housing and employment densities will be higher in and around the local centre and at other selected nodal points in the settlement structure including along public transport corridors. A full range and choice of house types, sizes and tenures including affordable housing will be provided. The proper integration of affordable with market housing is a key objective and this relates to the design of the buildings as it does to the size, location and grouping of the affordable housing development areas.*

*The urban form of the settlement will respect and respond to the landscape and landform of the area, and be designed to allow for a potential expansion of the settlement in future. A landscape framework and open space network will extend around and through the site, reinforcing the landscape character of the area. It will penetrate the settlement from periphery to core with green wedges, fingers and corridors that link internal with external habitats. Development will fit inside the landscape framework and provide an ordered hierarchy and network of attractive and enclosed public spaces, which offer a sequence of views. The effect of this will be to create an attractive and varied townscape character in the settlement. It will be ordered around its local centre as the primary public space, as well as the public parks and gardens and other movement generating uses / areas required. This will help create an environment within which it will be easy for people to move and find their way around.*

*The impact of vehicles and roads on the use and appearance of public space in the settlement will be minimised. The design for the public spaces will derive from a creative layout of buildings that ensure public and private space is well defined, and that a sense of place, security and welcome is produced which is in keeping with the intended character and use of the public spaces of the settlement. Various character areas will be created, and the design concepts for them will reflect the context of the site as well as the areas agricultural and industrial origins. The development layout and the aspect and design*

*of buildings and public spaces, as well as the means of providing energy and handling water and waste, will help maximise resource efficiency and seek to minimise the carbon footprint of the new settlement.*

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**Appendix 2**  
**Appendix 3**

*Contextual Analysis*  
*Indicative Position of New Local Centre*

## **1.0 PURPOSE OF THE FRAMEWORK**

1.1 East Lothian Council approved this Development Framework for a new settlement at Blindwells on 8th June 2010 to provide additional context to the interpretation of the policies and proposals of the East Lothian Local Plan 2008 (ELLP). As such, the framework will be a material consideration in the determination of any planning application for the allocated land. It sets out the role of the new settlement in the settlement hierarchy and its characteristics in terms of service provision, the consequent scale and range of development / land uses expected, and how the Council requires it to be developed in terms of infrastructure and design requirements.

1.2 The framework has been prepared in line with the Strategic Environmental Assessment (SEA) process and an Environmental Report has been published, consistent with the Environmental Assessment (Scotland) Act 2007. The early options emerging through SEA scoping will be further considered through the master planning process, and the applicant must demonstrate that the implementation of their masterplan will achieve the best feasible environmental option for site development. In the context of paragraph 7.164 the masterplan will assess layout options. Accordingly, any application for planning permission will be submitted together with a single masterplan for the entire allocated site that is consistent with the terms of this framework.

## **2.0 PLANNING POLICY BACKGROUND**

2.1 National policy and advice requires the efficient use of land and resources, the integration of land use and transport, that complementary land uses be mixed, and that a full range and choice of housing types, sizes and tenures be provided. New development must create mixed communities that provide opportunities to live, work and recreate side by side, achieving this at higher housing density. Development must integrate with and respond to its context and be of high quality design - it must be distinctive, create positive relationships between buildings and in the public spaces between them, clearly define public from private space, produce a sense of place and welcome as well as offer a sense of identity, safety and security. It must also be easy for people to get to and find their way around development. Quality design will be adaptable, designed to a human scale and be resource efficient.

2.2 The Edinburgh and Lothians Structure Plan 2015 (ELSP) requires land for approximately 1600 houses to be identified at Blindwells, and for the new settlement to include 10 hectares of employment land and supporting educational, social, community and commercial infrastructure. Proposal H1 of the ELLP identifies and allocates 130 hectares of land at Blindwells within which the new mixed community will be created, being the greater part of the site of the former opencast mining operations (See Appendix 1).

2.3 Consistent with the ELSP, paragraph 10.28 of the ELLP supports the principle of a further eastward expansion of the new settlement beyond the current ELLP allocation. Additionally, the ELSP states that the scope for existing East Lothian towns to contribute significantly to growth beyond 2015 is unlikely, and that the new settlement could yield a further 2500 – 3000 houses post 2015. However, the ELLP states the need for, scale and extent of any future allocation at the site will be a matter for a Development Plan review, supported by studies / assessments demonstrating the availability of / ability to provide / extend necessary supporting infrastructure.

2.4 Designing Places establishes the '*Design Tool kit*', and the sequence in which it is applied. Accordingly, this framework is the basis against which any masterplan for the new settlement will be prepared. It provides a contextual analysis of the site and its surroundings, and it sets the development requirements and how these are to be delivered. The masterplan will conform to this framework and provide the level of information set out in ELLP Policy DP5: Major Development Sites.

2.5 The role of the framework is to procure a masterplan and related legal agreement that are together capable of successfully coordinating and controlling phased delivery of the new settlement over many years, including the sequence in which supporting infrastructure, facilities and services will be provided commensurate with opportunities for housing and economic development. The master plan must also describe and illustrate the design in three dimensions and explain how this framework's vision and requirements will be met by the solution proposed, to this end establishing detailed design parameters for subsequent planning applications.

2.6 Consistent with paragraph 2.3 above, a key requirement of the masterplan design for the current allocation will be that it provide a solution that demonstrably allows the Council to consider a further eastward expansion of the settlement in future, should this be required.

## **3.0 CONTEXTUAL ANALYSIS SUMMARY**

3.1 The site has been previously developed and is open and north facing. It is contained on three sides by impermeable edges, has little intrinsic landscape quality, is lacking the shelter and landscape character normally provided by planting at field boundaries, and is exposed to the prevailing south westerly and easterly winds. This openness provides good views across and from the site to the north, west and east, particularly from high land. When viewed from the northeast by the A198 a high ridge across the site defines the skyline. There is a body of water at the northwest of the site, which is where most ecological potential exist. Road and rail access opportunities exist to the north and west and a public right of way to the east provides countryside access (Appendix 2).

#### 4.0 A NEW SETTLEMENT IN THE HIERARCHY

4.1 The site lies between Tranent and the coastal towns of Prestonpans, Cockenzie / Port Seton, and near Longniddry. The economic base of the former mining settlements has begun to diversify and these communities continue to revive. The Council encouraged this through previous housing and employment allocations that offer new opportunities and increased population to support and sustain the local services and facilities that exist in these settlements. Some of those allocations are yet to be taken up while others are under construction. The derived benefit of the previous settlement strategy to these communities is yet to be fully felt and measured.

4.2 With 1600 houses the new settlement will start as one of East Lothian's smaller ones; it will be similar in size to Longniddry, but smaller than other nearby towns. Although close to these surrounding settlements, the site is bound by busy linear arterial transport routes that will become even more so with the introduction of development related traffic from the new settlement combined with other traffic growth. Agricultural land extends some distance to the east before access routes to more distant settlements are reached.

4.3 These barriers to non-vehicle movement around the site will make it difficult to establish functional relationships based on anything other than motorised travel between the new settlement and the existing communities around it. In terms of the preference for non-motorised travel and the modal hierarchy, the new community will therefore be largely detached from nearby settlements and the community facilities, commercial services and other infrastructure they contain.

4.4 A key objective therefore is to ensure the settlement is served by a scale of local service provision that is commensurate in scale and kind to the development coming forward, and that the introduction of this does not harm the viability and vitality of other nearby regenerating communities or attract a significant level of vehicle movements from them to it. This will require new clusters / catchments to be established for education and community services provision, as well as suitable catchments for local retail / commercial leisure provision to be agreed.

#### 5.0 KEY PHASING & TIMING PRINCIPLES

5.1 The access options and constraints at the site drive a west to east phasing of development. As such, the applicant must demonstrate to the Council that:

- appropriate locations for the services / facilities as well as patterns / corridors for the networks / systems are chosen and will be provided, with the land remediated to allow infrastructure to be operational on time and be extended thereafter to create a balanced, well connected, legible and expandable urban structure;

- the scale and kind of infrastructure provided now can be expanded / adapted / change its use / function in future to meet the community's needs in a satisfactory operational format as it grows;
- the location, amount, shape and the timing for the transfer of safeguarded land as well as the means of valuing it is established and agreed to ensure infrastructure capacity can be delivered in future so that the community can grow within the established development pattern.

#### 6.0 VISION STATEMENT

**6.1 The vision for the new settlement is to shape a high quality expandable mixed community consistent with the sustainable development principles set out in national, regional and local planning policy. As such, the following themes underpin the vision:**

**Transport** - to manage traffic around the settlement to ensure a safe environment can and will be created in it, to minimise the need to travel and to encourage and provide opportunities for use of sustainable transport modes in preference to private cars;

**Local Amenities** - to introduce with the settlement an appropriate scale and range of local facilities so its residents benefit from the amenities provided, so that the viability and vitality of existing towns is not harmed, and so the need to travel is minimised;

**Community Identity** - to provide in the settlement the physical connections, land use conditions as well as the buildings, public spaces and facilities that can create and will support an integrated mixed community by encouraging, facilitating and providing opportunities for interaction and community capacity building among its residents;

**Environmental Quality** - to procure high quality design that ensures the new settlement preserves and enhances key natural and historic assets, including where relevant their settings, as well as responds to its wider context and conserves and creates a sense of place for the new community including an appropriate landscape framework and open space network;

**Energy Efficiency** - to maximise opportunities in the settlement for appropriate energy efficient, microgenerating and decentralised renewable energy systems together with measures that will reduce waste and resource consumption;

**Implementation & Delivery** - to ensure the phasing and timing of development delivers essential services and infrastructure on time at the capacity required to serve the needs of residents as the settlement grows.

*These themes are co-dependent and equally important. The successful delivery of this vision will be dependant on the early involvement of stakeholders in a context driven and creative design process.*

## **7.0 DEVELOPMENT REQUIREMENTS**

### **Environmental Impact Assessment**

7.1 The new settlement will include provision for substantial areas of housing, and areas for local leisure, community, employment, retail and non-retail use. This scale of development requires an Environmental Impact Assessment (EIA). A scoping opinion has been sought from the Planning Authority by the landowner as to what information to include in the Environmental Statement (ES). This opinion was provided on the 12<sup>th</sup> May 2004. The EIA will consider the potential environmental impacts that could arise from the development, report EIA findings and any mitigation requirements. The ES must accompany any planning application and be related to the masterplan for the development of the site.

### **Access & Movement Strategy for the Area**

#### *Background*

7.2 The A198 carries significant levels of traffic between expanding East Lothian coastal settlements and the A1(T). This will increase as new development comes forward, in particular at Prestonpans and North Berwick. This, combined with traffic flow from Tranent and the settlements beyond it, constrains capacity at the Bankton A1(T) Interchange.

7.3 Development of the mixed community will introduce new intensive movement generating land uses that will substantially increase traffic flow in this area. Movement patterns and traffic flow around the site will change and intensify as a direct result of this development and shall require assessment, management and mitigation as a consequence. All such necessary measures will be provided at the applicants expense.

#### *Transport Assessment, Travel Plan & Modelling*

7.4 Assessment of potential trip generation from the new settlement will require submission of a full Transport Assessment (TA), consistent with 'Transport Assessment & Implementation: A Guide' as well as SPP and PAN75, and a Travel Plan (TP). This will be accompanied by a transport model the purpose of which will be to identify the impacts of vehicle movements both on the A1(T) and selected interchanges as well as the local road network. The scope and extent of the assessment and model will be agreed with the Head of Transportation and Transport Scotland, a key requirement of which will be to establish an appropriate modal split. This supporting information must be submitted with any planning application and be related to the masterplan for the site.

7.5 The TA will examine all the potential transport impacts and the ability of the A1(T) and its existing interchanges as well as the local road network to support the development of 1600

houses and the other associated land uses required and promoted. Once a solution is found that facilitates development of the current allocation, the TA must identify and report on:

- any capacity that may remain for further development before levels of traffic growth breach the functional thresholds of the road network, including where this has been improved to facilitate the current allocation;
- how the functional capacity of the road network could be maximised by its further improvement, including by bringing other existing trunk road interchanges into use to manage traffic flow around the settlement and / or access it directly, together with the corresponding capacity for further phased expansion this would generate;
- the land take requirements and layout solutions needed to deliver these improvements / configurations to inform the masterplan and its safeguarding requirements such that it will deliver an expandable settlement form.

#### *A1 (T) Interchange Improvement*

7.6 Any proposed trunk road improvements for the current allocation must be provided to the satisfaction of the Council and Transport Scotland.

#### *Local Road Network Around the Settlement*

7.7 All improvements to the local road network required to facilitate the development of the current allocation must be provided to the satisfaction of the Council. Existing junctions and sections of the local road network that will require particular assessment will be:

- Lengths of the A198, B6371 and the B1361 to the east, north and west of Meadowmill Roundabout;
- Meadowmill Roundabout;
- The A198 between the Meadowmill Roundabout and the Bankton A1(T) Interchange;
- Church Street and Tranent Mains Road, Tranent.

7.8 The potential to help manage traffic flow around the site by using the B6363 to redistribute west bound commuting traffic from the A198 at Longniddry to the A1(T) via the Gladsmuir A1(T) Interchange (and vice versa) shall be examined. This could redistribute commuting traffic from the local road network to the A1(T) before it meets Meadowmill Roundabout. As part of this a junction and route assessment will be required, including assessment of the Gladsmuir Interchange.

7.9 The traffic management and movement strategy solution must also demonstrate through traffic is discouraged from using the B1361 towards Prestonpans, Wallyford and Musselburgh, and that the use of alternative routes and modes of transport is encouraged.



### *Rail Halt*

7.10 The applicant shall assess the feasibility for the development of a rail halt either on the East Coast Main Line (ECML) or at the existing siding at the Blindwells site. It is the intention that any such rail halt would provide an integrated public transport hub serving the new settlement, and as such shall be designed to be accessible for those with mobility difficulties. The assessment will take into account the land take requirements that would be associated with such a facility, including cycle / car parking and bus turning / terminus facilities as well as identification of any land needed to facilitate future phased expansion. The applicant shall provide all necessary measures to deliver the new rail halt if feasible, or must demonstrate to the Council why this is not currently possible. In the event that it is not currently feasible to deliver a rail halt at the site, the masterplan shall safeguard the land that would be required to deliver such a facility in future including allowance for potential expansion requirements.

### *Shuttle Bus*

7.11 Until a new rail halt is established at the site, a shuttle bus will be required from it to Prestonpans Rail Halt. In the event that it is not currently feasible to deliver a rail halt at the site, the applicant will continue to provide a shuttle bus from the new settlement to Prestonpans rail halt. The bus will be accessible to wheel chair and push chair users, and provide stops at both platforms. The applicant shall ensure that the service remains operational for no less than 12 years or until a new rail halt at the new settlement is operational; this may require payment of a commuted sum to the Council. The timing of the bus service must provide a guaranteed connection to trains, and will be fully operational early in the development programme to ensure appropriate travel patterns are established from the outset. The specifics of this will be discussed and agreed with the Head of Transportation.

### *Footpath / Cycleway to other Rail Halts*

7.12 Improvements to the existing foot / cycle path network will be provided by the applicant from the new settlement to Prestonpans rail halt and if feasible to Longniddry rail halt to provide continuous links for the new community to them. To complement and encourage the use of these routes, additional secure and covered cycle parking will be required at the rail halts.

### *Park 'n' Ride*

7.13 The applicant shall investigate any merit in the provision of a dedicated Park 'n' Ride site within the new settlement in association with any bus and / or rail halt and, if it proves beneficial, the applicant shall deliver it. If there is merit in provision of such a facility, it shall be established early in the build programme as a location from which buses serve the community before public

transport routes and corridors are extended through the settlement. Traditional operators, express bus services and any shuttle bus service to Prestonpans rail halt could operate from this site, establishing the location early as one that provides sustainable transport options.

### *Bus*

7.14 The TA must examine the potential for existing and new bus routes to be extended into the new settlement to link it to nearby existing settlements to offer alternative transport options to the private car. It is expected that a through route be provided, such that bus services may enter and leave the site along separate routes and that provision for access by bus be made for the new local centre. Bus stops shall also be designed to be accessible for those with mobility difficulties. Provision will be made for no less than three buses to terminate and take layover together with associated passenger waiting facilities; further discussion with bus operators will be required to fully establish their requirements.

### *Pedestrian / Cycle Links*

7.15 A network of paths suitable for walking, cycling and horse riding must be created within the new settlement. It shall be designed such as to meet the needs of those with mobility difficulties and wheel chair and push chair users. Some paths will be separate from the public road and footway. In addition to providing sustainable transport options, the network will provide 'safer routes to school' and recreational opportunities contributing to the health and wellbeing of residents. As such, the path network shall also link with the wider network and facilities out with the site.

7.16 The path network will connect to Winton Loan at the eastern boundary. It is the Core Path and is also a public right of way (no. 217 / 218). From the eastern boundary of the site it provides access to the surrounding countryside by way of an underpass under the A1(T) and by level crossing over the ECML to the coast. The applicant will provide or fund the enhancement of this route such that it is built to adoptable standard, and will be constructed to allow all classes of recreational use. As such, there is also the requirement that this path be lit.

7.17 The entire path network will be integrated with the mixed-use areas and the community infrastructure / facilities, including public transport / open space in the settlement. The path network shall also be used to link areas of heritage interest and interpretation throughout the settlement.

7.18 These internal walking and cycling routes and connections with the external path network shall be provided in advance of the occupation of any phase of development which they are intended to 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 destinations within the new settlement. A construction management plan, agreed with the Head of Transportation, must be submitted by the applicant in association with any planning application and masterplan to demonstrate how this requirement will be met.

#### *Main Site Access Route(s)*

7.19 Vehicular access to the site will be provided via at least two points, one off the A198 to the west and one from a reconfigured Bankton Interchange from the southwest. Any proposed reconfiguration of the Bankton Interchange shall be agreed with Transport Scotland. From each point of access a main access road will extend into the site. Each of these roads will be capable of handling development related traffic and providing bus access into the settlement. These routes shall allow bus access to the settlement by way of a public transport spine route. It will ensure that it provides opportunities for all dwellings to be within 400 metres walking distance from a bus stop. Both junctions and the public transport spine route shall be completed and fully operational early in the build programme. The spine route will serve the local centre and employment locations and be extendable within the internal road layout such that it can support any future expansion of the settlement to the east.

7.20 Wherever required the corridor within which any road is provided must be capable of accommodating a potential future expansion of the settlement to the east, for example to allow for road widening, junction reconfiguration and enhanced provision for public transport, including dedicated road space. The main site access roads will provide the basis for the movement framework.

#### *Internal Site Access Roads*

7.21 The internal site access roads will branch from the main site access roads, and form a hierarchical and permeable interconnected street layout. Wherever possible, this layout / street pattern will offer opportunities to be extended such that it can support and integrate with the street pattern of any future expansion of the settlement to the east.

7.22 The layout must satisfy the movement requirements of the development strategy and provide suitable access to all development areas. The street pattern will provide a range of street types, each designed to satisfy its role in the development strategy and movement framework. Through the design and arrangement of these street types the layout will influence drivers preferred route choice to ensure tertiary residential streets are used only for access (less busy).

#### *Home Zones*

7.23 The application of Home Zone treatment throughout the new settlement must be maximised. They will be designed so as to be suitable for those with mobility and visual impairments, and for ease of access for push chair and wheel chair users etc (See paragraph 3.9 – 3.10 of the Design Standards for New Housing Areas). All Home Zone designs will be consistent with East Lothian Council's Design Standards for New Housing Areas.

#### *Safer Routes to School*

7.24 Safe, desirable and direct pedestrian and cyclist routes to the new school from all new housing areas must be provided. Pursuant to this the masterplan will identify the measures required along the routes to the school(s), and at related road crossings, that will be required to ensure connectivity, road safety and amenity. Safe, direct and well lit routes will be required, and these will be agreed with the Head of Transportation and described and illustrated by the masterplan.

7.25 Again these walking and cycling routes to school shall be fully provided at an early stage of development – phased construction depending on the progress of individual smaller development areas will not be acceptable. Any phased construction programme should be designed in such a way that future construction phases do not obstruct or sever the safer routes to school.

#### **Education**

7.26 It is a requirement that Blindwells be served with adequate Education capacity at early years pre-school, primary school and secondary school levels. The preferred location for the schools is for it to be within the new local centre. At the centre of the community and as part of the new local centre the new schools will provide a multi purpose public facility providing a common focus for the community. The design of any facility must comply with 'Building Better Schools' (Scottish Government 2009).

#### *Educational Provision Requirements*

7.27 Educational comments in this section are based on information available in December 2008. Any changes to the housing assumptions of start date, total numbers and completion rates would necessitate a re-evaluation of the educational implications of this development.

7.28 Such a significant number of houses, approximately 1,600 in a new community, which will involve significant annual completions will have implications for early years pre-school, denominational and non denominational primary and secondary education provision in an area where no such convenient facilities are currently provided.

7.29 The Department of Education and Children's Services will seek developer contributions to provide the buildings, facilities and land to comply with policy set out in Edinburgh and the Lothians Structure Plan 2015 and the East Lothian Local Plan 2008.

7.30 There will be the requirement to establish new catchment areas for the new early years pre-school, primary school and secondary school before any houses are occupied.

7.31 It is anticipated that the combined early years pre-school, primary and secondary schools will be integrated in a single facility to serve the 1600 houses. This will require an early years pre-school, primary school and secondary school facility to serve the pupil rolls set out from paragraph 7.43. Should there be any expansion of the settlement, this initial facility will be adapted and its catchment reviewed to offer an expanded and integrated early years pre-school and primary school facility for any expansion, with a separate dedicated secondary school facility provided elsewhere within any expansion area.

7.32 Any separate secondary facility will accommodate the secondary level pupil displacement from the initial facility arising as a direct consequence of any expansion as well as the new secondary level pupils generated by any expansion. Depending on the scale of any expansion, its start date and house completion rate, it may be that another integrated early years pre-school and primary school facility will be required; this will be separate from the initial facility, but may be integrated with the secondary facility.

7.33 The Education Authority's preference is for a maximum of a 90/90 pre-school with early years facilities and an all-through four-stream (up to 28 classrooms) primary school. This is based on Primary DSM formulae in 2008 and does not allow for any reduction in the sizes of classes in P1-P3. It will be possible to consider integrated community provision in the initial facility subject to the operational and security requirements for the educational elements of the building being met.

#### *Key Principles for new Facility & Campus*

7.34 The educational facility must be conveniently sited for all residents of the proposed houses from the start of house completions. The site location option preferred by the Education Authority is centrally within the allocated Blindwells site. The precise location will be influenced by the requirement to have an initial facility available from the start as well as elements of community facility provision.

7.35 The location of the school campus together with a large number of houses under construction from the start will require transport system being provided from the start for all pupils to the "school" from the onset for a period agreed

between the applicant and the Council. This would establish good safe routes to school without the necessity for parents to drop children off by car.

7.36 In establishing or reviewing a catchment area for a school it is a requirement to ensure safe home to school travel. It is also preferable to ensure that pupils would not need to travel through or pass the road end to an adjoining school catchment area in order to attend their district school.

7.37 The provision of a 0-18 single educational facility with the capability of extension over time is an unusual educational solution and needs to be carefully planned in the master-planning, facility design and procurement context.

7.38 It is essential that the early years pre-school, primary and secondary school facility is committed and an initial first staged elements provided as per Edinburgh and the Lothians Structure Plan 2015 specifically policy HOU 5 and IMP 3 and para 4.14 of the Action Plan prior to the occupation of any houses. Additional space as required will be provided incrementally as the house completion programme commences.

7.39 Developer contributions will need to be "front end loaded" but the timing of developer contributions would be the subject of pre-application discussions. The initial size of the pre-school, primary and secondary school elements would also be discussed and agreed.

7.40 It is not possible to be precise on the size of the educational early years pre-school, primary and secondary school site size.

7.41 The site area requirements for the school/community facilities will be determined by the successful outcome of the design process. The size of the primary and secondary school joint campuses will depend on:

- The schools' catchment areas.
- The location, size and nature of any other community elements of the "hub" and their space requirements.
- The location, number and size of school and community playing "pitches" and their planning status
- The landform – a flat level site is required for much of the education/community uses.
- The use of more than one storey in any design solution of the various elements
- Transportation requirements re traffic near/within the school campus for cars, buses and service deliveries;

7.42 The site area will include space for the educational building, vehicle access, parking, service yard, fire engine access, footpaths, bicycle storage areas, courtyard areas, primary hard landscaped areas including social areas, games areas, external classrooms, nursery play and sittings areas, external classrooms, soft

landscaping and areas for PE in the curriculum at pre-school, primary and secondary elements.

#### *Pre-school Provision*

7.43 1,600 houses could produce between 110 and 120 pre-school children over time. (1,680 houses could produce between 114 and 126 pre-school children over time). There will be a requirement ultimately for a 60/60 pre-school facility for 3 and 4-year-old children. It will be provided as an integral element of the 1st element of the “all-through” school building. Pre-school facilities are currently not provided on a catchment area basis therefore provision should be staged and phased to ensure statutory duties are met. A ground floor element of a building with space for secure external play will be required. Education and Children’s Services will consider the need for providing space for *Wraparound Care*. A School Design Brief will be prepared for these elements.

#### *Primary School Provision*

##### **Non-denominational**

7.44 1,600 houses could produce between 513 and 538 non-denominational primary school children over time. (1,680 houses could produce between 539 and 564 non-denominational primary school children over time). Roll projections will assume a maximum total of 1,600 (+80) houses from the site at this time with a maximum of 50 houses in the first year, followed by 75 in the second year, 100 in the third year, 150 in the fourth year, 200 in the fifth, sixth, seventh, eighth and ninth years and 150 in the 10<sup>th</sup> year, 50 in the eleventh year and 25 in the twelfth year. The actual number of houses proposed and the annual phasing are critical factors for Education. However, formal school roll projections will take at least three intake years to establish.

7.45 1,680 houses could eventually require a primary school of between **19-20** classrooms (together with other appropriate space).

7.46 The primary school will require three grass areas which are required by the school (PE curriculum) playing area 60m x 40m with run off ~ 66m x 46m = 9,108 m<sup>2</sup>. The pre-school and primary school will be physically joined and managed as a single entity. The primary school could be a two-storey building.

7.47 The pre-school and primary educational implications of any additional housing will be considered at that time but the Council may require a second primary school with additional pre-school facilities.

##### **Denominational**

7.48 The new settlement will also generate pupils eligible to attend the denominational primary school (St. Martin’s RC Primary School). The precise effect of the housing proposal on that

school will be closely monitored up to the stage when any planning application is submitted but as the houses could produce between **32** and **34** denominational pupils. Extension of St. Martin’s RC Primary School will be required but in the initial stages the Council will manage the intake at the school.

7.49 Community and school playing field provision at this school is adequate.

#### *Secondary School Provision*

7.50 1,600 houses could produce between 218 and 256 secondary school children over time. 1,680 houses could produce between 228 and 269 secondary school children over time.

7.51 East Lothian Council would wish to see school PE playing pitches being provided as per Local Plan Policy.

7.52 The secondary school pitch provision required by the school (PE curriculum). 1 full sized floodlit SGP and 1 full sized grass pitch, or the phased provision of these areas as the school roll develops could be considered.

7.53 Areas out with the school campus for the site offices and material storage during any construction periods and whilst extending the pre-school, primary and secondary schools shall be provided.

### **Community Services, Recreation & Open Space**

#### *Community Service Provision Requirements*

7.54 It is a requirement that the settlement 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). Approximately 1,600 houses in a new community, which will involve significant annual house completions, will generate a requirement for community services provision where no such convenient facilities are currently provided. There is a requirement to establish a new cluster for the settlement before any houses are occupied.

7.55 The Department of Community Services will seek developer contributions from the applicant to provide the land and buildings to comply with policy set out in ELSP and the ELLP. The timing for provision of facilities and for the payment of developer contributions would be the subject of pre-application discussions. Elements of community services and education provision may be integrated subject to operational requirements of both services being met.

#### *Principles for Community Services Infrastructure*

7.56 The area requirements for the community services facilities will be determined by the

successful outcome of the design process. Key considerations will be:

- The location, nature and format agreed for the provision of the community services elements and their consequential space requirements, including where floor space is to be provided as part of mixed use shared facilities;
- The landform – a flat level site is required for much of the community uses;
- The use of more than one storey in any design solution of the various built elements;
- Transportation requirements re traffic near / within the facilities for cars, buses and service deliveries etc.

7.57 The sites must include space for the necessary buildings and operational requirements of the services and facilities to be provided. The same must be allowed for in respect of safeguarded land where this requirement has been identified.

#### *Community Centre / Indoor Sports Provision*

7.58 There is a developer contribution requirement for a new community centre to accommodate the social, recreational and informal educational needs of the community to be developed in this new cluster. Regular users will include young people, adults and community groups. Specific activities will include under 12's and youth clubs, young people drop-in's, summer and holiday activities, mother and toddler groups, crèche, adult learning classes, together with a wide range of community group meetings and functions. As such, the facility will provide a range of multi-functional accommodation able to accommodate more than one activity at a time.

7.59 It will include a main hall (including 1 full size badminton court) capable of accommodating indoor sports / games while remaining attractive for community and private functions; it shall also be capable of sub-division to create 2 smaller self-contained spaces. The hall will incorporate a removable stage and offer adequate storage and equipment. A large multi-purpose room that can be divided to create 2 self contained spaces is also required. A kitchen shall be provided, as will an informal lounge area and toilets as well as an office suitable for 2 members of staff. An outdoor garden / play area which is landscaped and low maintenance is necessary to offer safe outside space for play by pre-5s.

7.60 The operational requirements of the community centre must be met to the satisfaction of the Council. This will include a high level of disability access. It will be located in the new local centre and may be a stand alone building or integrated with another public building, for example the new library, provided any operational / security issues associated with such shared use can be resolved by design. The community centre will have an initial footprint of approximately 450 m<sup>2</sup> (with potential to extend) and its detailed

design and associated space will be the subject of a separate Design Brief issued by the Council.

#### *Local Library*

7.61 There is a developer contribution requirement to provide a new public library to meet needs arising as a result of the development of the new community in this new cluster. The operational requirements of the library must be met to the satisfaction of the Council. This will include a high level of disability access. The library will be located in the new local centre. The library may be stand alone or provided in a shared facility, provided any security issues associated with such shared use can be resolved by design.

7.62 The library facility will have an initial footprint of approximately 345m<sup>2</sup> (with potential to extend to approximately 510m<sup>2</sup>) and its detailed design will be the subject of a separate Design Brief issued by the Council. This space will include the 25m<sup>2</sup> exhibition space, 12m<sup>2</sup> of which will be for the archaeological interpretation referred to at paragraph 7.139 – 7.140.

#### *The Open Space Requirement*

7.63 For 1600 houses the minimum open space requirement is 9.6 Ha. This will not include the landscape framework required to provide the setting for the development. Consistent with PAN65: Planning & Open Space, a variety of open spaces will be required. Paragraphs 11.27 – 11.36 and policies C1 and C2 of the local plan contains guidance and standards on the provision of open space both in terms of type and amount relative to number of houses and in terms of the proximity of play areas to dwellings; the masterplan shall demonstrate how it has taken cognisance of these parameters. Open spaces will be an integral part of the landscape framework, linking features together, including the sports facilities, civic and community spaces and path networks.

#### *Community Sports Pitch Requirement*

7.64 To satisfy the demand for pitch sports that will arise as a direct result of the 1600 house development in this new cluster there is a requirement for the developer to provide three new community sports pitches to the satisfaction of the Council. The preferred location for them is as apart of the town park, as described at paragraph 7.72 below. The Council requires these pitches to be a natural turf playing surface and for them to be level and reasonably flat. There is no requirement for the pitches to be flood lit.

7.65 The land area required to provide the sports pitches will contribute to the public open space requirement for this development. For this reason public access to the sports pitches must be available at all times. It will not be appropriate to locate any of the community pitches within the new school(s) campus, as this would restrict access to them through the school day and during

holiday periods, for example. However, if possible school and community pitches should be located adjacent to and have convenient access from one another to offer the opportunity for synergy of use.

7.66 The playing surface area of the pitches will be no less than 100m x 60m. For avoidance of doubt this area does not include any additional area for pitch run offs or any necessary engineering work, or a lateral movement strip. With run-offs and a lateral strip the pitches will likely require minimum dimensions of 112m x 78m.

7.67 If engineering work is required to ensure Council requirements for the sports pitches are met the land required for engineering works shall also contribute toward open space requirements, provided it contributes to the use of the space, for example, by including terraced seating on an embankment. The detailed specification of the pitches will be the subject of a separate Design Brief issued by the Council.

#### *Changing Accommodation (related to the pitches)*

7.68 To serve the community sports pitches there is a related requirement to provide changing accommodation for six teams and officials, including first aid and storage rooms. The operational requirements of the changing accommodation must be met to the satisfaction of the Council. This will include a high level of access for those with mobility difficulties. The building must be located adjacent to and with easy and direct access to the new community sports pitches. The detailed design of the changing accommodation will be the subject of a separate Design Brief issued by the Council. This will include consideration of the needs of different religious groups and sexual orientations etc, for example provision of individual changing cubicles.

#### *Tennis Courts*

7.69 To satisfy the demand for tennis courts that will arise as a direct result of the 1600 house development in this new cluster, there is a developer contribution requirement for the provision of three new community tennis courts to the satisfaction of the Council. The preferred location for them is as part of the town park as described at paragraph 7.72. The Council requires the courts to be surfaced for all weathers. There is no requirement for the courts to be flood lit.

7.70 The playing surface area of the courts will be no less than 10.97m x 23.77m. For avoidance of doubt this does not include any additional area for court run offs / backs or any required engineering work. With run-offs / backs the courts will likely require minimum dimensions of 17.07m x 34.75m. If engineering work is needed to ensure Council requirements for the sports pitches are met the land required for engineering works shall also contribute toward open space requirements, provided it contributes

to the use of the space, for example, by including terraced seating on an embankment. The detailed specification of the pitches will be the subject of a separate Design Brief issued by the Council.

#### *Allotments*

7.71 Consistent with Council's Allotment Strategy, to serve a total of 1600 houses the provision of 30 allotment plots will be necessary. To accommodate 30 plots an area of 4,000 m<sup>2</sup> is required. It shall be on ground that is free draining and suitable for allotments; have a minimum depth of 450mm of good quality topsoil spread over the entire area to be used for allotments; be fenced and be supplied with water points at convenient intervals. The site shall be readily accessible by public transport, on foot/bike and shall also accommodate vehicular traffic. The site should allow for sustainable management by way of rainwater collection and local composting facilities. It is the Council's intention to set up an Allotment Society to administer and manage the allotments.

#### *Other Types of Open Space to be Provided*

##### *Town Park*

7.72 All dwellings will be located within a 1.5 km walking distance of an easily accessed Town Park. For this development the Town Park should be designed for multiuse and as such it will include provision of the sports pitches, tennis courts and changing accommodation. Excluding the footprint for the designated sports pitches and the other sports facilities that will form part of the Town Park it will comprise a green space with a minimum size of 0.5 – 1.0 Ha. It will have a town / community woodland of a significant size. This will be linked to the wider woodland framework to create shelter and break up the grass areas. The town park will also have biodiversity value and a range of planting types, as well as be capable of being used for formal and informal recreation including the sports facilities. It will also provide opportunities for play for the 0 – 15 year age groups, and provide areas for social interaction and a path network.

##### *Local Parks*

7.73 All dwellings will be located within a 400m distance of a Local Park, which will be easily accessed and have a minimum size of 0.2 – 0.5 Ha. Local Parks shall be designed for multiuse, have biodiversity value and a range of planting types, be capable of use for informal recreation such as ball games, provide opportunities for play for the 0 – 15 year age groups, provide areas for social interaction and a path network.

##### *Amenity Open Space*

7.74 A range of amenity open space of different scales will be distributed in the settlement. Each space should have a function as well as contributing to the amenity of the area such as sociable space / community gardens. Such areas should be designed with the long-term maintenance cost implications in mind and should

be of a scale that is in keeping with their individual setting. Opportunities to design living walls and green roofs as part of the range of amenity open spaces to be provided should be considered.

#### **Civic Space**

7.75 The civic space should be situated at the heart of the development surrounded by land uses which will lead to the active use and enjoyment of the space. It will be designed as a central meeting point and to provide a multifunctional space for both formal use such as community arts and theatre activities and informal use such as social interaction and spill-out space to complement the active land uses to be provided around it. It must also be designed to allow for ease of maintenance and with due regard to the efficiencies that mechanical sweeping and litter collection offer.

#### **Play Provision**

7.76 The outdoor environment should be used to provide a rich range of play opportunities for both fixed and informal play, with creativity being promoted through the use of natural materials and natural play where appropriate. Play areas and the routes to them shall be designed to be inclusive in order to provide meaningful play opportunities for children with a variety of abilities. They will be located where there is good surveillance. Play facilities for the 0 – 15 age groups should be provided in the Town Park and Local Parks. This should include both fixed play equipment and space for informal play such as ball games.

7.77 Within residential areas play facilities for the 0 – 8 year age group shall be designed to form an integral part of the design layout, be within a 240 m distance of all dwellings, be easily accessed and located where they are overlooked by surrounding dwellings without causing disturbance to adjacent neighbours.

7.78 Within Homezones, the play facilities should be integral to the overall public/communal space and be sited in appropriate locations. They shall be imaginative and not fenced off from the rest of the public / communal space.

#### **Operational Requirements**

7.79 Consideration should be given to the future maintenance and management of the Green Network. If there is a desire for East Lothian Council to adopt the Green Network as per the Council's Policy for the 'Adoption of Open Space & Children's Play Areas', then provision needs to be made within the Masterplan for an operational base for grounds maintenance. The Council will, regardless of the arrangements in place for green open space maintenance, require a local facility for operational delivery of its statutory street sweeping functions.

7.80 For combined grounds maintenance and street sweeping delivery, a depot with secure indoor storage of 450m<sup>2</sup> will be required to accommodate machinery, equipment, materials and welfare facilities for staff. There should also

be outdoor secure yard space of 2500m<sup>2</sup> with legislation compliant fuel storage, vehicle washing facilities, CCTV, bulk materials and waste storage/separation facilities, vehicle parking and be located in a position that affords minimal travel distance to the main areas of amenity open space and is capable of being further expanded to accommodate future community growth.

7.81 The overall scale of this requirement can be reduced for street sweeping operations as a stand-alone provision to 200m<sup>2</sup>, although the yard area will remain the same at 2500m<sup>2</sup>. The Council will also require a small welfare and equipment storage facility conveniently located, close to the local centre, perhaps as an annex of another public building, to service pedestrian operated street sweeping activities - the floor space requirement for this will be 20m<sup>2</sup>.

#### **Social & Other Public Services**

##### **Council Office**

7.82 An area within an on-site public building able to accommodate the functions of a Council Office will be required. It will have a floor space requirement of 60m<sup>2</sup> and this can be provided as flexible meeting / floor space.

##### **NHS - GP Services**

7.83 The new settlement will require primary care GP services to support the new community. It will be located centrally as part of the local centre and will be provided such that it is capable of expansion. NHS has confirmed that a facility consisting of 1,000 m<sup>2</sup> GP surgery is required with a further 200m<sup>2</sup> for child health facilities giving a total of 1,200 m<sup>2</sup> to serve the current allocation.

##### **Police**

7.84 Policing of the area and the associated road network is provided from the existing police station at Prestonpans. However, such a large increase in population and vehicular numbers will impact on the associated service and this requires to be mitigated; the existing facility is unable to accommodate such increases and a new facility is required consequent on the development.

7.85 The provision of adequate policing is essential to Building Safer Communities, the key purpose of Lothian & Borders Police and one of the fundamental principles of the East Lothian Single Outcome Agreement. To accommodate the four officers required to serve a settlement of this size the provision of 50m<sup>3</sup> of accommodation in an appropriate format within a shared community facility with access to shared toilet, kitchen and meeting / interview facilities shall be provided.

##### **Ambulance**

7.86 The present ambulance depot in Musselburgh requires to be relocated in 2011. Blindwells could be a suitable future location for a large new station, although in the absence of this dedicated provision, a small 'tactical deployment unit' will be required to serve the new settlement

and this could be based at the GP surgery. As such, further discussion will be required between the applicant, the NHS, the Council and the Ambulance Service to establish the extent of any related infrastructure requirement.

#### *Nursing Home / Care Homes*

7.87 Current provision is envisaged within the Tranent area. In shifting the balance of care it is not expected that more nursing home and care home places will be provided as future need is to be met within the residents own home. Projected increases in population will be met by increased provision of very sheltered housing identified elsewhere within the development framework.

#### *Adult Social Care / Day Centre*

7.88 A key theme of this service is integration of low level and preventative services being co-located with community activities. As defined in the Older Peoples Strategy: "The foundation level of the service model is characterised by services, which promote mental and physical health, wellbeing and social inclusion in the general older people's population. This includes lunch clubs, drop in cafes, leisure services, 'Ageing Well', libraries and lifelong learning opportunities. Many arts activities including theatre buses, tea dances, craft groups and so on fall into this category" National and local initiatives to address social inclusion for all service user groups should be consulted. Capacity including personal care spaces and other flexible floor space in the community centre for these activities is essential.

#### *Religious Groups & Voluntary Sector*

7.89 Provision for religious groups and the voluntary sector will be made met by the shared use of space within the community centre, as well as through use of other public spaces and buildings, where appropriate.

#### *Cemetery Provision*

7.90 East Lothian Councils Burial Strategy is committed to the continuation of such provision locally. There is insufficient capacity in neighbouring burial grounds and cemeteries to accommodate any of the demand that will arise from a settlement of 1600 dwellings. The developer will provide a new cemetery within the site to accommodate 700 formal burial plots, each capable of accepting 3 coffin interments and sited within the Masterplan in a location that could be extended.

7.91 The site must comply with the Water Environment (Controlled Activities) (Scotland) Regulations 2005, have a soil structure and profile that allows free excavation down to a depth of 2.4m, be generally flat and allow for DDA compliant access. The location shall also have regard to conflict with neighbouring land uses to ensure the selected location offers a suitable

environment in terms of visual amenity and noise pollution.

7.92 The design layout for the cemetery should include a road network, boundary walling, pre - formed foundations for headstones, water points at appropriate locations, a shelter, and welfare facilities for staff with secure storage for grave digging equipment and toilets (total 100m<sup>2</sup>) and adequate car parking. Storage and welfare facilities can be integrated with the amenity depot referred to at paragraph 7.79 – 7.81.

7.93 The Burial Strategy identifies a need to provide choice in burial provision. The Masterplan, possibly as part of the Green Framework, shall consider provision of woodland and meadowland burial options that, if geographically linked to the formal burial site, could be considered as meeting 5% of that provision. The same criteria for soil type and Water Environment Regulations, as set out above, will also apply.

#### **Local Centre**

7.94 The applicant must provide a new and compact mixed use local centre. This will help create and sustain the mixed community and it will provide a public space for community interaction, as described at paragraph 7.75 above. The new school(s), community centre and local library will also be part of the local centre. The school(s) will provide an anchor for the local centre and the daily activity generated by it will help sustain local centre vibrancy and vitality.

7.95 Travel demand and associated emissions can be minimised through the masterplan design and its proposed dispensation of land uses and access arrangements. The location of the new local centre within the new settlement will have a significant bearing on encouraging an appropriate modal hierarchy in walking, cycling and public transport, particularly for short trips. Appendix 3 provides a guide to an appropriate walking / cycling catchment for the new local centre and the core community facilities / amenities to be contained therein, to help inform its location within the site, relative to the majority of new housing proposed. The masterplan shall demonstrate how it has taken cognisance of these parameters. An appropriately located local centre will encourage local access by appropriate modes of transport, while minimising air quality impacts and associated emissions as well as ensure equal access opportunities for all equalities groups, with additional benefits also derived in terms of physical activity and health.

7.96 In this way active land uses will be concentrated at the centre of the new settlement where they will be accessible to all residents. The objective is to ensure the local centre contains a suitable level of provision for local retail, non-retail, commercial / community facilities, commensurate with the scale of allocation coming forward, so that



the viability and vitality of nearby regenerating communities is not harmed.

#### *Local Retail & Leisure Provision*

7.97 The Blindwells site is an area for strategic housing growth, but it is an inappropriate one for significant new retail and leisure provision; this should first be directed to existing town centres. As such, the applicant shall agree with the Council appropriate catchments for such provision. The local centre may include a local supermarket(s) sufficient to serve local need. Any new retail provision must be restricted to the size required to make good any quantitative or qualitative deficiency that will exist in the settlement once the current allocation is built out and complete. Any supermarket(s) proposal must be consistent with ELSP Policies RET1 criterion (e), RET2 criterion (b), (c), (d) and (e) and RET5 criterion (f) and ELLP 2008 Retail Policy R1 Parts 2, 3, 4 and 8. As such a retail impact assessment is required.

#### *Requirement for other Retail/Non-retail Premises*

7.98 There is a requirement for the applicant to provide land and premises for small commercial enterprise as part of the local centre to ensure that a range of commercial opportunities exist to support the new mixed community. Wherever possible this provision must form part of mixed use buildings, consistent with Policy ENV2 of the ELLP 2008. To meet this requirement the applicant will therefore provide no less than 10 modular ground floor premises varying between no less than 65m<sup>2</sup> and up to 270m<sup>2</sup> per unit, yielding no less than 1500m<sup>2</sup> overall. Units will be capable of accommodating the types of active mixed uses common to a local centre – e.g. a newsagent, a private day care centre, a hairdresser, a post office, a public house, a restaurant, a hot food take away, a video store, a bakery, a bank, and an off-licence etc. It is also a requirement that provision be made for class 4 uses in the new local centre. The applicant will also make best endeavours to introduce financial services to the local centre for the new community, preferably introducing a bank, but as a minimum provision of an ATM machine.

#### **Housing**

7.99 A full range and choice of house types and sizes must be provided in both market and affordable tenures. Accordingly, flatted, terraced, mews, semi-detached and detached dwellings etc must be proposed by the masterplan so that it informs subsequent planning applications to ensure this requirement is met. All house types must be provided in a range of sizes and tenures.

#### *Housing for Market Sale*

7.100 Land is allocated at Blindwells for approximately 1600 houses. East Lothian Council's Affordable Housing Policy requires that land for 30% of the housing requirement at this site be made available for affordable housing. Of

1600 dwellings, 1120 will be for market sale and 480 will be for affordable housing, and development of both tenures will be simultaneous.

#### *Land for Affordable Housing, Mix & Delivery*

7.101 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 site on land controlled by the applicant. 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.

7.102 To help integrate affordable housing into the wider range and mix of market housing, the masterplan must identify a minimum of 8 groupings of no less than 30 and no more than 60 units each for affordable housing development. It is essential that the land identified for affordable housing is distributed evenly throughout the new settlement 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.

7.103 Affordable housing is likely to be built at higher densities, but this shall be determined by the masterplan and the mix of housing coming forward in certain areas. The affordable housing land must be provided within the site 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 30 and 60 units, provided that the 60 unit groupings have a mix of affordable housing tenures.
- 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, developments 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 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.

7.104 The areas for affordable housing development must be identified on the masterplan, and be capable of accommodating the required type, mix and number of affordable units to be built on them. It will also demonstrate that the areas for affordable housing are suitable for development and shall yield their required capacity, consistent with the standard footprint for new affordable housing in East Lothian and paragraph 7.121 – 7.122 and 8.32 - 8.33 below. The type and design of affordable houses must blend with the surrounding house types and designs of the masterplan.

7.105 Affordable housing completions will be achieved over 9 years in accordance with the following outline programme - Year 2 = 30, Year 3 = 30, Year 4 = 60, Year 5 = 60, Year 6 = 100, Year 7 = 70, Year 8 = 50, Year 9 = 50, Year 10 = 30. Subsidy may be available for social rented accommodation but not for LCHO. Affordable housing must be provided even if subsidy is not available. 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, affordable housing must be provided even if subsidy is not available. Housing Development Services, in consultation with the applicant, 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 housing programme, and the type, size and mix of affordable housing to come forward on the entire allocated site, as well as any available subsidy.

7.106 Very sheltered housing will be provided as part of the Affordable Housing requirement. As such, a mix of equipped housing, to include track hoists and accessibility equipment, will be needed in close proximity to and with easy access to community facilities and public transport opportunities.

7.107 Inclusion of service user and carers' views into the design process is essential to attain desired outcomes. All such housing should be of a construction that allows technological support including wifi access to support telecare and community alarm systems. Energy efficient designs can enable lower income service users to access improved living conditions, which will have a direct impact on health and social care services.

7.108 All housing specifically designed for older people should have regard to dementia users and be informed by recent research conducted on designing accommodation for older people accessed through the design for dementia centre <http://www.dementia.stir.ac.uk/>. Sheltered and very sheltered housing in particular should be informed by the findings of the Scottish Government's Review of Sheltered Housing.

7.109 The Council will seek to ensure that the masterplan for the new settlement integrates affordable housing into the wider mix of land uses and housing for market sale, and that affordable houses are designed to blend with houses for market sale. For the above reasons, the developer is encouraged to liaise with Housing Strategy and Development on all aspect of the design at key stages to ensure that appropriate design, quality, internal layout and future maintenance implications are signed off and embedded within the design proposals, and to ensure that the proposed units are affordable in terms of indicative costs.

#### *Housing Land Take*

7.110 Policy DP3 of the ELLP requires that a minimum average net housing density of 30 dwellings per hectare be achieved on this site. The distribution of housing densities across the new settlement and the built forms required to achieve this will be described and illustrated in three dimensions by the masterplan, consistent with Policy DP5 and Section 8 below. The explanation of how the net density will be calculated is provided in the Glossary of the ELLP2008.

7.111 At the Councils required net density level, a development of 1600 houses requires 53 hectares of net developable land. The allocated site measures some 130 hectares to ensure that the site can accommodate all the necessary non - housing land uses and other development requirements, including the requirement for 10 hectares of employment land, the open space, local centre and educational facilities; to allow for suitable stand off distances from the A1(T) and ECML to minimise noise impact and provide any mitigation as well as an attractive setting for the settlement. The site also lies in an area of known mining activity and ground conditions at the site may influence what parts of it can be developed. To ensure the site can yield 1600 houses the area allocated has sufficient capacity to absorb any such constraint while providing enough land to deliver a high quality new mixed community.

7.112 Accordingly, the masterplan will describe and illustrate how the requirement for approximately 1600 houses together with the associated mixed use development will be satisfied and identify the area of land required to achieve this. It must describe and illustrate the settlement boundaries that will contain the built development within an attractive landscape setting. This setting will comprise an attractively

landscaped stand-off area between the A1(T) and the area of the site to accommodate built development; it will also ensure any required noise attenuation measures will be an integral and attractive component of this landscape treatment, minimising any visual impact.

7.113 If, after the development footprint and an appropriate setting for the settlement has been defined, the capacity of the site is found to be in excess of 1600 houses, the developer shall design for any residual area and identify the full capacity of the allocated site beyond 1600 houses, including identification of any other associated mixed use development and infrastructure proportionate in scale and kind needed to serve it, as well as the land that ought to be safeguarded to deliver it. This would be without prejudice to any future Council decision on the planning merits of that land.

7.114 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 this site is an appropriate location. It must also be satisfied that, for all uses, related infrastructure requirements can be provided to its satisfaction and at any applicant's expense, and that the impacts of any such further development will be acceptable and not prejudice any potential planned expansion of the settlement.

7.115 The Council may bring forward any such further development land through a Strategic and Local Development Plan review or, if additional housing land is required in East Lothian before this, consistent with Policy HOU10 of the ELSP2015. In the case of the latter, it must be demonstrated to the Council's satisfaction that the programming of any further completions from this site would augment any shortfall of effective housing land supply in East Lothian timeously.

### **Provision of land for employment**

#### *Land for Employment & Appropriate Use Classes*

7.116 The ELLP allocates 10 hectares of employment land to the Blindwells site, and the masterplan must identify where and when it will be serviced and brought forward, in parallel with opportunities for housing and other mixed use development. The land will be suitable for development in use classes 4, 5 and 6 of the Use Classes Order. While there is the expectation that employment density be maximised on the land, the size and distribution of plots for such development must also aim to meet local demand.

#### *Location, Sub Division & Servicing of Plots*

7.117 The employment land should be distributed across the new settlement in areas no larger than 5 hectares. While frontage / visibility from the A1(T) may be desirable this may result in significant negative visual impact. The locations

identified for employment land together with the design treatment for buildings must be agreed with the Planning Authority in the early stages of masterplan process. Employment land should be accessed such as to prevent HGV's and other vehicles routing through the core of the settlement, in particular through / past residential areas.

7.118 The greatest demand at present in East Lothian is for plots of up to 0.247 hectares (1 acre) that allow for the provision of buildings with a 1500m<sup>2</sup> footprint. Many local businesses and businesses wishing to relocate to the county have indicated a preference to have serviced land on which they can erect their own buildings. Plots should therefore be arranged such that they offer a supply of serviced land which meets the characteristics of the local demand profile described above, including the ability for buildings on the plots to be capable of merger and adaptation to allow for changing business needs and expansion requirements though time.

7.119 As part of the employment land requirement the Council expects that land be made available within the site for high amenity office (class 4) use. It is the Council's preference that this is located within the local centre, but it could also be a stand alone building within a high quality landscape setting.

7.120 The masterplan solution must establish any necessary mitigation required to ensure that any environmental impacts associated with the introduction of employment uses can be adequately mitigated, particularly where the masterplan proposes adjacencies between employment use and other uses, particularly residential use.

### **Ground Conditions**

7.121 The land will be remediated and certified suitable for development before it can commence. East Lothian Council also requires access to geotechnical information to ensure ground conditions do not constrain the delivery of affordable housing, and so any consequences for the delivery of any other public infrastructure at the site can also be assessed and included within developer contribution values, where appropriate. This information will be required at the time any planning application is made and the Coal Authority must be consulted on any planning application for development of this site.

7.122 A key requirement will be ensuring that the phasing and timing of land remediation will facilitate the agreed phasing and timing strategy for the settlement as a whole, particularly for supporting infrastructure. The masterplan must resolve this and provide a feasible and deliverable phasing and timing strategy for the settlement. The submission of phasing plans will be required with the masterplan to describe and illustrate this.

## **Habitat Enhancement and Soil Impact**

7.123 An EIA must be submitted with any planning application. The masterplan must maximise opportunities to create and improve habitats and also to provide wildlife corridors through the new settlement. As such, a biodiversity habitat survey is required as part of the Environmental Statement to inform this and direct the masterplan; it will also consider the means by which protected species habitat will be preserved / enhanced during site development. To promote habitat enhancement and maintain wildlife corridors, the masterplan 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. This will include the protection and enhancement of watercourses, ensuring culverting is avoided.

7.124 Existing habitats around the periphery of the site should be retained, particularly the pond / wetland, trees and shrubs. These habitats should also be expanded and enhanced where possible to improve biodiversity and landscape benefit, with native species suitable for the site and local conditions used as appropriate.

7.125 For example, it would be appropriate to create a woodland park in the NW area, thereby augmenting existing habitats. Within the site, the network of open spaces / woodlands / wetlands etc shall be designed to facilitate the movement of wildlife into and through the settlement. Each element of the green space network shall be linked and include resources for wildlife, e.g. hedgerow, pond, trees, shrub beds (Appendix 2).

7.126 Innovations in design to enhance biodiversity shall be considered, e.g. green roofs, vertical gardens, swift nest provision, bat boxes. Such features may be more appropriate on larger / official buildings. A significant proportion of the plants used in formal parks and shrub beds shall be species that are known to benefit bumblebees and butterflies – information on this is available from the relevant conservation charities' websites.

7.127 All bat species are protected under The Conservation (Natural Habitats, &c.) Regulations 1994 and The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2004. As such a bat survey must be included in the Environmental Impact Assessment, which must also identify any mitigation measures to be implemented through the masterplan. Although it is unlikely that bats will roost on site, it is likely that they will fly over and forage there, and this is particularly so in the northern section where tree cover and open water make reasonable foraging habitat.

7.128 In general terms, protected species surveys will be part of the Environmental Impact Assessment process. These surveys will include

consideration of European Protected Species, such as Bats, as well as the potential for the existing agricultural land being used as a foraging resource by birds that are protected, as qualifying interests, by the nearby Firth of Forth Special Protection Area. The masterplan must also incorporate East Lothian Council Biodiversity Habitat Plan for Urban Areas and East Lothian Biodiversity Action Plan requirements.

7.129 The development of this site will also have an impact on prime agricultural land. As such a Soil Impact Assessment will be required. It must be submitted as part of the EIA ES to accompany any planning application. The masterplan must take into account the findings of the assessment and implement any associated mitigation.

## **Air Quality**

7.130 The impact on air quality of increased traffic associated with the development will need to be assessed. A Design Manual for Roads and Bridges (DMRB) road traffic assessment for air quality should be included in the ES. The ES should also assess the impacts of traffic associated with the new development on Local Air Quality Management Objectives PM10 and NO2. The EIA ES should include the impacts from current and proposed development in the area where associated traffic will pass by the site to join the A1 (T). The ES shall consider potential cumulative impacts of committed development.

7.131 The applicant shall agree with SEPA the scope and extent of the air quality assessment. It may need to assess air quality at junctions and routes that are already congested and may be some distance from the site. These situations should not be made worse by increased traffic associated with the development. Known areas in the vicinity of the site where air quality is poor include Tranent and Musselburgh High Streets.

## **Noise mitigation**

7.132 The Environmental Statement (ES) will provide a baseline noise survey and assessment of the site for residential development, consistent with PAN 56 Noise Exposure Categories. The ES must include but not be limited to an assessment of noise from the A1 (T), the Bankton A1(T) Interchange and the ECML.

7.133 The masterplan shall detail any noise mitigation measures, including any relating to the layout and landscaping of the development and the design and materials of its buildings. These requirements may need to be location specific and must include all necessary mitigation measures needed to ensure satisfactory internal and external noise levels.

7.134 Noise attenuation measures must be integrated sensitively into the landscape, and this is a particular concern along the southern A1(T) boundary of the site and the northern boundary by

the ECML. This will require minimising the visual impact of any noise attenuation measures while retaining a sufficient development footprint to deliver the mixed use allocation, consistent with paragraph 7.112 above.

7.135 The masterplan will provide an attractively landscaped stand-off area between the A1(T) and the area of the site to accommodate built development, particularly where the A1(T) is not in cutting. The stand-off must be appropriately and attractively landscaped and any necessary noise attenuation measures must be provided as an integral component of this landscape treatment to help provide an attractive setting for the new settlement. This testing will form part of the assessment of alternative development options required by SEA.

## **Cultural Heritage & Archaeology**

### *Background*

7.136 The site lies in a landscape that has seen change in terms of land use, settlement, war and industrial activity. The Archaeology Service has prepared a Heritage Interpretation Brief for the site. It sets out the measures to be provided by the applicant that will help allow the new community to derive a sense of place and history and that will provide a historical context for the new settlement.

### *Archaeological & Historical Deposits*

7.137 While the main focus for the Battle of Prestonpans lies to the immediate north of this site, it was used for troop deployment and manoeuvring, particularly by the Jacobite army. As such it is a key part of the landscape of the battle. While a significant amount of quarrying has taken place at the site, given its extent and proximity to the core of the battle site, to aid the formation of any mitigation strategy, an archaeological desk based assessment shall be undertaken. The assessment will seek to identify the land uses prior to the commencement of quarrying, the extent of the excavation and any undisturbed areas that may contain archaeological remains; it should also seek to put the development site into its wider landscape context.

7.138 A 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 remains is not sufficient to justify their physical preservation in situ when weighed against other material considerations, including benefits of development. In these circumstances the developer must provide for the 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.

### *Archaeological Display & Interpretation*

7.139 The applicant must make provision for interpretation facilities displaying information about the history of the site and any historical deposits identified, plus its relationship with the wider landscape and its history, including the Battle of Prestonpans.

7.140 This will include provision of a heritage trail through the settlement together with an accompanying leaflet. It will follow an identified route which will generally reflect the alignment of the Riggonhead Defile and will be provided with interpretation boards describing and illustrating relationships in the landscape and its use. The route shall pass by the building within which the indoor interpretation and display space will be provided. Details of the Council's requirements in this respect are provided in a Development Brief from the Council's Library Service and Archaeology Service.

### *Scheduled Ancient Monument & Listed Buildings*

7.141 Seton Collegiate Church is a Scheduled Ancient Monument (SAM) located to the northeast of the Blindwells site by the A198. Development that would harm the SAM or its setting will not be permitted. There are also a number of Listed buildings in proximity to the site - Seton House is a A Listed Building and its policies are listed in the Inventory of Gardens and Designed Landscapes. St Germain's House is Category B. Other Listed Buildings in the area include Greendykes Farm Steading and St Joseph's School.

7.142 The open rural character and setting of St Germain's, Seton Collegiate Church and Seton House shall be retained with sufficient open space around the new settlement to prevent visual coalescence of Seton with St Germain's and Tranent, and the effective suburbanisation of these rural sites.

7.143 The masterplan must test alternative layout options where development will interface with surrounding historic interests – e.g. the SAM and for the areas opposite listed buildings etc - to ensure the context and setting of these assets is protected and if appropriate, enhanced, including views to and from them. This will form part of the assessment of alternative options under SEA.

## **OTHER INFRASTRUCTURE**

### **Flooding, Drainage and Water Supply**

7.144 The masterplan submission must satisfy the necessary water and drainage requirements of the 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. SEPA will only support a public foul sewer connection as the means of foul drainage

from the development. It would oppose a private treatment system. 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 will be provided by Scottish Water. Although the developer 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. Provision for adequate associated on and off site infrastructure must be in place before the commencement of development.

### *Flooding*

7.145 A flood risk assessment is necessary to understand the full extent and any likely impacts of flooding from all sources (fluvial, coastal, pluvial or surface water flooding, sewer flooding and groundwater flooding), especially groundwater. The flood risk assessment will identify safe development levels and 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. Any proposed mitigation to groundwater flooding e.g. permanent dewatering, should consider the consequences of a failure e.g. mechanical failure of pumps, resulting response time of groundwater levels rebounding and emergency procedures.

7.146 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.

### *Sustainable Urban Drainage (SUDs)*

7.147 Consistent with the requirements of the Flood Risk Management (Scotland) Act 2009, the applicant shall prepare a Surface Water Management Plan (SWMP) 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. Surface water must be treated by means of integrated surface water drainage systems serving the settlement as a whole. This may require provision of regional SUDS in the form of ponds and wetlands to treat and attenuate flow from the site. The masterplan must give direction to such a SUDS strategy. The SUDS system 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 must not increase the risk of flooding. This will be in addition to any SEPA water quality treatment requirements, with separate systems required for SUDS.

7.148 Scottish Water's publication 'Sewers for Scotland 2' should be referred to for best practice advice in relation to sewer and drainage provision at this site. SUDS systems must comply with the management train approach advocated in CIRIA's document C697 'The SUDS Manual'. For further guidance on this matter developers 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 the development must be provided at developer expense. Scottish Water will however make a contribution to the cost of such infrastructure in line with the 'Provision of Water and Sewerage Service (Reasonable Cost) (Scotland) Regulations.

7.149 Use of SUDs features to improve biodiversity and habitat must be maximised. This may include use of a network of attenuation ponds throughout the settlement to create wetland habitats to be integrated into the wider habitat / woodland framework for the settlement (Appendix 2). The masterplan must give direction as to how SUDs features, wildlife corridors, open space and amenity areas will be integrated. Development of the site may also provide the opportunity to restore watercourses to provide mitigation for flooding as well as habitat enhancement.

### **Waste management**

7.150 The masterplan 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 new settlement. The masterplan 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 developer expense.

7.151 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 housing design must avoid hammerheads for turning that turn into parking bays restricting access, and turning areas located adjacent to play areas.

7.152 Design solutions for the recycling and separation of household waste materials must be provided for waste management apparatus in

relation to individual buildings. Buildings shall be designed with a suitable storage area to the side or rear, or other suitable unobtrusive design solutions, for storage of waste apparatus.

7.153 An equipped recycling facility with sufficient space for 4 x 1100 litre wheeled bins must be provided in line with Local Plan policy. 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.

7.154 Collection points for all waste and recycling facilities must be accessible for those with mobility difficulties and be designed such as to ensure they are safe and secure, for example, they shall be well lit.

#### **Carbon Reduction/Climate Change Adaptation**

7.155 The applicant 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 development will generate on the carbon footprint of the area must be identified by the applicant.

7.156 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 the provision of affordable housing and a range of house types and sizes. Yet sustainable development is about more than how land is developed.

7.157 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 1<sup>st</sup> of October 2010 the latest revisions of the Building Regulations will be brought into force. This will result in 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 standards. .

7.158 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 must make provision at various spatial scales such that this requirement is met – for example, demonstrating how at the settlement level, at the neighborhood level, at the level of the urban block as well as for the building modules therein how development will contribute to meeting this national policy objective.

7.159 Additionally, Scottish Power is seeking to refurbish Cockenzie Power Station, replacing existing coal fired generating systems with new gas fired plant. It is its intention that the gas fired station be operational by the end of 2015, the end of the operational lifetime of the coal fired station. Should this proposal ultimately go ahead, there may be opportunities to make use of any residual heat / energy arising from the refurbished power station at the new settlement. These opportunities must be explored pursuant to satisfying the applicants obligations under SPP6.

7.160 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 reduced CO<sub>2</sub> emissions could involve use of the following technologies:

- passive heating
- low emissivity, thermally efficient double glazing
- photovoltaic panels
- thermal panels
- micro wind energy
- Ground and Air source heat pumps
- Fuel Cells & Micro CHP

7.161 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 the planning application the developer shall submit an energy efficiency statement demonstrating how the above requirements will be met.

#### **CCTV & Telecommunications Infrastructure**

7.162 CCTV must be in built to the layout of the new settlement from the start including ducting, cabling and associated street furniture. Additionally, provision of telecommunications infrastructure, including broadband, will be essential and this provision must be made to ensure this service is available from the outset.

## **Street Lighting**

7.163 Lighting proposals for the new settlement as a whole shall have regard to the Scottish Government Guidance Note 'Controlling Light Pollution & Minimising Consumption'.

## **SEA REQUIREMENTS**

### *Assessment of Alternatives*

7.164 This Development Framework has been prepared in line with the Strategic Environmental Assessment (SEA) process. The outcome of this is that the framework places a requirement on the developer to demonstrate that the implementation of their masterplan will achieve the best feasible environmental option for site development.

7.165 To achieve this, the SEA process has shown that the assessment of alternative layout options will be required as part of masterplan preparation. More specifically there are also key areas of the site where development will interface with natural and historical assets, and where mitigation measures to be introduced must be carefully designed to minimise their landscape impact, while still facilitating the required mixed use development. In the circumstances detailed below the developer must demonstrate through the masterplan and its supporting Design & Access Statement that the assessment of alternative layout options has been undertaken, and that this assessment has ensured that the best feasible environmental option is proposed.

### *Masterplan Layout Options*

- A number of requirements are set out in the Development Framework, and these provide the principles against which any masterplan design will be prepared. While these requirements must be met by any design solution, there may be a range of responses that could deliver the land allocation.

These could concern fundamental issues such as how the size and shape of the development footprint as a whole, as well as the buildings and designs within it, impact on landform, landscape and natural and historic assets. More detailed issues, 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 must be considered. The masterplan must also ensure that the phasing and timing of development delivers essential services and infrastructure on time at the capacity required to serve the needs of residents as the settlement develops.

Though the submission of any masterplan and its associated Design & Access Statement, the applicant must demonstrate that alternative layout options have been considered, as well as demonstrate how and why the implementation of their preferred masterplan will achieve the

best feasible environmental option for site development.

### *Relationship with Natural & Historic Assets*

- Specifically, the masterplan must test alternative layout options where development will interface with surrounding natural and historic interests – e.g. the nearby SAM, the lagoon at the north west of the site, and for the area opposite St Germain's House and Seaton Colligate Church - to ensure development will protect and if possible, enhance the context and setting of these environmental assets.

### *Noise Attenuation Measures*

- The provision of noise attenuation measures must also be tested to ensure they are integrated sensitively into the landscape. This will require minimising the visual impact of noise attenuation measures and retaining a sufficient development footprint to deliver the current mixed use allocation. Any standoff area must be appropriately and attractively landscaped and the necessary attenuation must be provided as an integral component of this landscape treatment to help provide an attractive setting for the new settlement. The masterplan must describe and illustrate how it has arrived at its preferred option in this respect.

## **PRE-APPLICATION CONSULTATION**

7.166 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.

7.167 This is particularly true where major development proposals are concerned, such is the type to which this Development Framework relates. People still have an opportunity to have a say in the form of development that takes place once the principle of the use has been established through the development plan.

7.168 Accordingly, there is the requirement that the applicant submits with any planning application and masterplan for this site a pre-application consultation report, detailing the pre-application consultation measures used and how the outcome of these has influenced the design solution proposed. PAN81 suggests ways to help improve community engagement in this respect.

7.169 The planning authority will be responsible for checking whether the applicant has engaged effectively with the community in this respect through an assessment of the pre-application consultation report. Where it is inadequate, the planning authority may refuse to register the planning application.



## **8. DESIGN REQUIREMENTS**

### **Designing the New Urban Form**

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



### **Landscape & Urban Edge Treatment**

8.2 The applicant must submit to the Council for approval a Landscape & Visual Impact Assessment and Landscape Framework for the entire allocated site. It will include a management plan detailing how such will be achieved for the benefit of both people and biodiversity. It shall cover a 15-year timeframe, split into 5-year periods. This framework will be incorporated in to the masterplan and must respond to and help integrate the new settlement with its context, and ensure it will complement wider landscape objectives by:

- Complementing and enhancing the landscape character of the area, extending it through the site and reinterpreting the lost field pattern;
- integrating the landscaping framework and core path network to provide landscaped routes that give access through the site to the countryside;
- providing robust long term new settlement boundaries which prevent coalescence with nearby settlements and provide an appropriate transition between town and country as well as an attractive setting for the settlement;
- incorporate existing views over, from and to the site to create attractive vistas across, to and from the settlement to existing and new key landmarks;
- ensure that an appropriate micro-climate is created within the settlement, including by the provision of shelter in what is currently an open and windswept environment;
- Incorporate, enhance and extend habitats such as the water bodies, wetlands and tree planting and link them to a network new ones including woodland, meadows, grassland and wetlands.

8.3 Good practice guidance can be found in the Commissioned Report No. 120 'New housing, settlement expansion and the natural heritage'. This report can be found on the SNH website at <http://www.snh.org.uk/pubs/detail.asp?id=501>. The masterplan will include information on treatments and planting species to be used at site boundaries, at key urban edges in the settlement, including along movement routes, at public open spaces and focal points. The Council's requirements for the landscaping framework are set out below, and further contextual information is available at Appendix 2.

### **Boundary & Structural Landscaping Treatment**

8.4 A landscape setting for the settlement must be provided that helps to conserve and enhance the wider sense of place. The framework shall provide a setting for the settlement within the wider landscape and for its individual development areas. The framework must also mitigate any corridor effect developing along the A1(T) as well as fragment the build to allow key views to be retained and created. Woodland planting in association with any noise attenuation measures adjacent to noise sources will also be required.

8.5 Tree belts varying in width between 20m and no less than 10m are required along the southern, western and northern boundaries of the site. These tree belts shall widen into areas of woodland planting. Blocks of woodland planting in association with tree belts along the eastern boundary will provide a landscape setting for the settlement in views from the east. This more permeable treatment on this boundary shall be provided such that it contributes to the landscape framework principles while offering potential through routes to allow for any further eastern expansion of the new settlement to be integrated with the design of the current allocation. All planting arrangements will maximise the views from the development site to the N, W and E.

8.6 Green wedges and fingers will also be provided at the site to create landscaped linear features penetrating the new settlement from its edge to its core. They will be part of the habitat network and be positioned and aligned to ensure they integrate with, extend and reinforce existing landscape features at and around the site, and conserve and create key vistas across and from the new settlement to surrounding landmarks / landscape features. This will require careful urban design and planting arrangements.



Extract of Landscape Appraisal, Blindwells.

8.7 The framework shall improve the microclimate of the site by creating shelter and allowing natural daylight and sunlight penetration to development areas, buildings and open spaces. It will also incorporate existing habitats in the site, such as the pond and wetland on the NE boundary and tree planting on the N and W boundaries, as well as create new habitats that will include woodland, hedgerows, grassland and wetlands.



Woodland provides landscape setting at Inveresk, Musselburgh.

8.8 These features will create the spine for the woodland / habitat / open and green space network within the site. Other opportunities to be examined include:

- Provision of short-term managed woodland that could be grown for biomass purposes, to be harvested on a rotational basis so the integrity and visual amenity of the framework is not lost;
- The incorporation of appropriate recreational activities that could be undertaken within the framework.

8.9 In order to create a strategic landscape setting for the new settlement, it is a requirement that woodland structure planting be undertaken in its entirety at an early stage in the development. To this end the applicant must agree with the Planning Authority a programme for the hierarchy of all planting on the site and agree management principles for each of the different types of landscape planting. This will allow the early establishment of the structure planting and the phasing of other planting to take account of the development and construction programme of the individual development areas.

8.10 Landscape connectivity shall be ensured by linking the landscape framework and landscape planting at the site boundaries to the various levels of greenspace within each development area in the settlement. This will provide a setting for the development areas, linking the individual elements and create a quality living, working and leisure environment that helps give a sense of place to the settlement.



Wetlands Habitat and Recreation Area at Belhaven, Dunbar

8.11 This internal network shall comprise a hierarchy and an interconnected network of the required woodlands, hedgerows, ponds and wetlands, grassland and other habitats; open spaces; outdoor sports facilities; play areas; allotments; community gardens; civic spaces; SUDS systems and walking, cycling, horse riding and heritage routes. The network will be multifunctional and underpin the design and layout of the settlement and how people live, work, recreate and travel within it, such as to promote health and wellbeing in the new community.

8.12 To ensure the network within the settlement is not isolated from its surroundings, links will be made to existing woodland, other habitats and paths out with the site.

#### *Treatment of the New Urban to Urban Edges*

8.13 The treatment of urban edges in the settlement, such as along main thoroughfares and open spaces, will complement the intended sense of place. Main thoroughfares shall be of formal character, and provision of avenue tree planting, verges, footpaths and low hedges on each side of the street will help ensure continuity and legibility in the new settlement. Where these pass through mixed use and high density areas and other nodal points in the urban structure, appropriate changes in the character and arrangement of treatment will be sought to complement and help define the intended function of these places. 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 ensure this, and also to ensure that a visual balance between development and landscaping is achieved.

8.14 A key feature throughout will be planting along the main roads, local access roads and residential roads within the settlement. This will contribute to the character of streets and provide a setting for adjacent buildings and land uses. A hierarchy of tree planting is required along all streets. Along the main roads avenue planting is required using large species broadleaved trees, which as they mature will provide a high standard of landscape character and visual amenity and clearly contribute to the hierarchy of streets and spaces. Sufficient space should be provided to allow the canopy and roots of trees to develop clear of road traffic and underground and overhead services.



Avenue Tree Planting in Haddington provides character and visual amenity

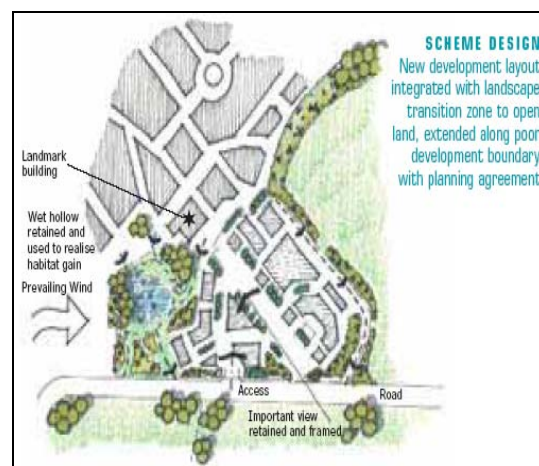
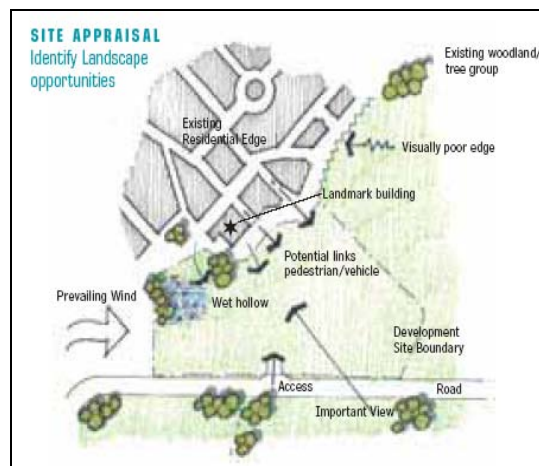
8.15 Appropriate landscape treatment including the planting of trees and shrubs shall be provided along secondary roads. Within residential areas and home zones landscape features such as tree and shrub planting shall be used to control traffic speeds and pedestrian movement and to create attractive areas of open space for local residents. 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 and, where appropriate, to complement streets and footpaths by providing planting alongside these.

8.16 The objective is to provide an attractive setting for the new settlement as well as for all of its new buildings and public spaces appropriate to their intended use and character; to help create continuity in character between the areas of different development density and building type, and to ensure the proper enclosure and shelter of public space.

## The Layout of Development

### *Design Principles for the Urban Structure*

8.17 The urban structure of the settlement must respond to the contextual analysis of the site (Appendix 2) and the landscape framework to ensure that a sense of place will be retained and can be created; it will selectively identify the areas for development accordingly. It will integrate with and respond to the landform in terms of layout and building heights and reflect the townscape traditions of the area, including the integration of higher density areas with areas of mixed land use. It will also positively incorporate key natural and physical features at and around the site. The urban structure will allow for the retention of the key public views across and from the site to the surrounding landmarks to help conserve the sense of place. The masterplan will describe and illustrate how this will be achieved, as shown in the example below.

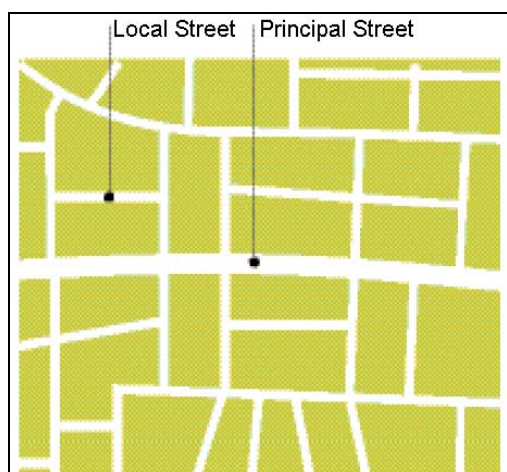


8.18 To produce a sense of place the new settlement structure will be ordered and understandable, creating focal points for the new community. The focal points will be the main public spaces and these will be the local centre and the town parks. The local centre shall be a civic space complemented by appropriate land uses, while the other focal points will be different types of formal / informal green space that contribute to the identity of their respective areas. The Councils preference is for a central location for the local centre, with the other focal points situated in highly accessible locations. The focal points will be large, accessible and active spaces that are connected to one another by clear routes and provided in locations where primary movement routes cross, as shown below.



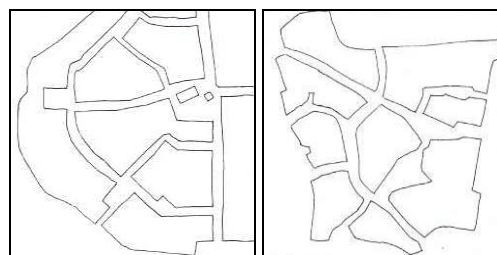


8.19 The settlement will be ordered around these focal points, connecting them with an inter connected layout of streets. This layout will define the areas for development. These will provide 'development blocks' for housing, open space and other land uses. Principal streets will define 'neighbourhood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



8.20 However, the structure of the settlement will be defined by a layout of buildings that create the spaces within which the movement routes and streets will be accommodated. As shown in the examples below the layout of buildings must:

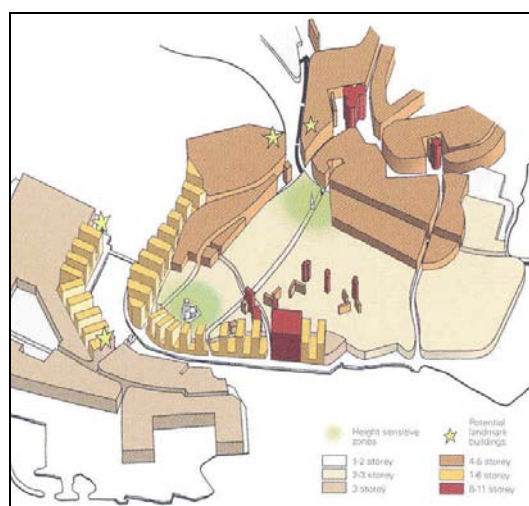
- Produce an interesting and distinctive environment where key linear routes, curve, taper, widen, narrow and change direction;
- Define public from private space and protect private space, using building frontages wherever possible;
- Overlook public spaces with principle active facades; and
- Occupy special sites so they can punctuate and close key views etc.



8.21 There must be easy access to the local centre from the surrounding development. This will require that the proposed street pattern make development blocks around the local centre smaller to ensure a more permeable urban structure around it. This is so it can be easily and directly accessed by a range of routes and is naturally a location that draws people.

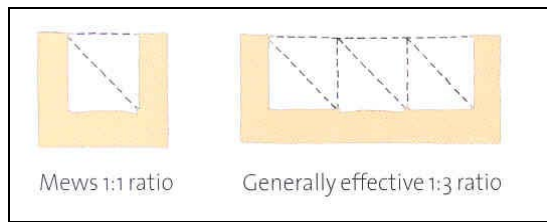
### Building Heights

8.22 Development no taller than three storeys will be permitted and the masterplan must illustrate the locations where such building heights would be appropriate. The masterplan shall clarify the height of buildings across the site explaining this as part of the masterplan and the Design Statement, making reference to how such building heights will appear in key views to the settlement as well as the role that such verticality will play in the wider landscape of the area and townscape of the settlement itself (See para 8.34). This will be particularly important for the new local centre. The masterplan will show the building heights for each of the blocks, as shown in the example below.



### Enclosing Public Space

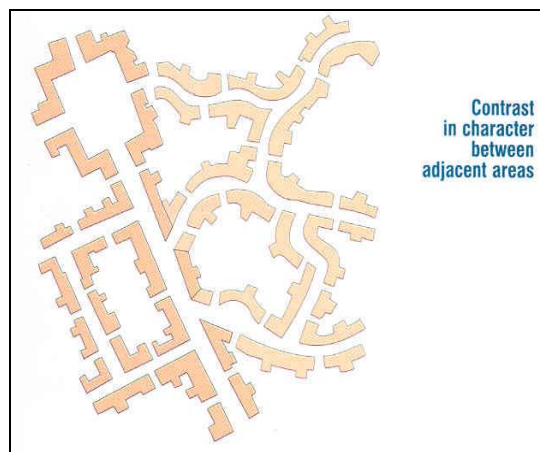
8.23 The design will ensure that a positive relationship between buildings, the landscaping framework and public space is created at all times. This will be achieved by building layouts that enclose public space. The height to width ratios below provide a guide for creating enclosure.



8.24 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.

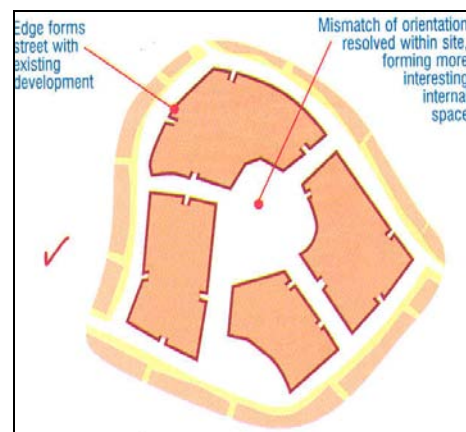
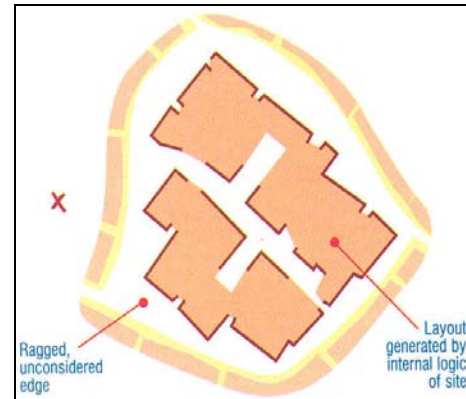
#### *Positioning Perimeter Buildings*

8.25 A Council objective is to ensure the building layout defines the framework of interesting and welcoming public spaces. Buildings at the perimeter (or edges) 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 be positioned to deliver 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 the new settlement and to the key destinations in it.



8.26 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, consistent with the character intended for selected parts of the settlement. Only by giving direction to this can the masterplan create a design strategy for the settlement as whole that is capable of coordinating and controlling the procurement of a cohesive and

understandable urban design at a scale such as this. The masterplan must establish a vision for how the edge buildings will relate to one another and the public spaces between them for the entire allocated area, consistent with the hierarchy and character of public spaces proposed.



8.27 The masterplan must clearly establish the design parameters that will ensure such a cohesive built environment will be produced. It will therefore illustrate indicative perimeter building lines for each development block to ensure the spatial relationship between buildings and public space is conceived together, as shown in the example below. The masterplan will then be used to control this relationship as phased development proceeds.



### *Built Form Typologies - Building Groups*

8.28 The masterplan must establish building types that will be grouped together in particular areas of the site. This is to demonstrate how the full range of house types and sizes required will be delivered, and to ensure appropriate building types are grouped in the layout pursuant to the creation of different and mixed tenure character areas. Appropriate buildings types shall be grouped together to create perimeter blocks, courtyards, terraces, mews and lanes etc. and these will be used to help define the different character areas. Successfully arranged building groups will 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 will direct the use of building groups in the new settlement, consistent with the proposed urban grain and character, to ensure the overall urban design strategy is clearly conveyed.

### *Character Areas*

8.29 A development of this scale must provide a range of character areas in order to provide a choice of mixed tenure residential environments and so that places in the settlement are created that have their own identities. The masterplan will provide three dimensional design concepts for these areas, as set out at paragraph 8.34 below. These will be used to formulate and assess detailed design proposals. Design concepts for buildings and public realm in these areas must be based on the contextual analysis and local historical precedents. The contextual analysis at Appendix 2 highlights key natural and physical features of the area, including key public views, and Blindwells's agricultural / industrial origins.

### *Housing Density: A Compact Urban Form*

8.30 The settlement must achieve a minimum average net housing density of 30 dwellings per hectare. This shall be achieved through the 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 surrounding landform, landscape and proposed urban character, with density levels increased at locations in the new settlement which support the urban design strategy.

8.31 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 3 storey terraces, townhouses and tenement style flatted development. Density levels will vary across the settlement, but will be increased in locations that support the urban design strategy. For example, density can 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 routes and hubs /

open spaces. 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. The masterplan must illustrate how and where the range of densities will be met at the site to satisfy the overall density requirement.

### *Creating the Urban Grain – The Framework of Plot Subdivision*

8.32 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 block and plot subdivision is respectively small and frequent (fine grain), or large and infrequent (course grain). The masterplan must establish the urban grain across the site, as this will be fundamental to its 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. To allow for a variety of complementary built forms to come forward beside 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 flats punctuate corners and tenements / terraces fronting main streets are complemented by mews in the block core, as shown in the illustrations below, for example.



8.33 The applicant must demonstrate to the satisfaction of the Council that all development blocks are big enough to accommodate the development proposed for them. This will require the masterplan to illustrate an indicative framework of plot subdivisions for each block. In the context of the proposed urban grain, the range of building heights, groups and types, and the variety of development densities, the masterplan shall indicate the capacity of each development block and demonstrate how the overall 1600 house requirement will be met.

### *Describing & Illustrating the Third Dimension*

8.34 The masterplan must convey the three-dimensional vision for the settlement and be capable of controlling the phased delivery of development to that end. In addition to the information required above, the masterplan will describe and illustrate the three dimensional **design concepts** for the **treatments to be used at the settlement boundaries, at the main public spaces and thoroughfares, including the local centre, as well as in the individual character areas**. 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, including at the boundaries of the new settlement.

### **Dwelling Design**

8.35 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 architectural character for the new settlement. Building designs in keeping with the agricultural and industrial heritage of the area is required. 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, brick, 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**



8.36 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:

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

8.37 The developer must agree with the Planning Authority a palette of complementary colours and materials to be used on dwellings across the site and in its character areas. This is to ensure continuity in and between character areas, an appropriate transition between them, 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 will reflect this agreement. An objective of this approach is to direct all future developers on the use of materials and colour so these aspects of the design are coordinated in line with the overall urban design strategy for the site.

### **Defining Plot Boundaries**

8.38 Tall hedges / walls must 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.



### **Local Centre**

8.39 The new local centre will be the heart of the settlement. It will be vital to consolidate community identity and it is essential that the design quality of the local centre and accessibility to it reflect this role and its wider community function.

8.40 The local centre design concept shall blend historical characteristics with contemporary design. It must be compact, as this is the characteristic common to East Lothian's most successful existing mixed use areas. Accordingly, the local centre will be aligned, its buildings will be arranged, positioned and designed, and its uses appropriately mixed and distributed, to ensure that it will be a vibrant, safe and accessible hub,

providing pedestrian friendly public space and a high standard of amenity.

8.41 Intensive land uses, such as the new schools, community facilities and any potential local supermarket(s), will be located to provide anchors in local centre. The mass of such buildings must be integrated with the landscape, and also with the new townscape and streetscape character to ensure that an attractive and active thoroughfare is created at a human scale. The masterplan must convey the design concept for the local centre. The Council's design requirements for this are set out below.

#### *Access & Movement*

8.42 To allow a direct commercial frontage for local centre buildings and to reduce risk of pedestrian and vehicle conflict, the proposed road network must allow local centre buildings to be serviced from the rear.

#### *A Compact Layout*

8.43 Many historic East Lothian towns have development patterns based on Riggs. They have produced long narrow plots and frequently change commercial frontages along streets. This creates a compact human scale because frequently changing mixed-use frontages and activity are focused along the public street edge, helping generate vibrancy and vitality. The new local centre will imitate this traditional Rigg pattern, but ensure adjacent plots and buildings are capable of merger, change of use and alterations and expansions to the rear. A plot width of 7 / 10 metres is recommended, as this relates well to the requirements of small commercial unit and any dwelling above.

#### *A Vertical & Horizontal Land Use Mix*

8.44 Wherever possible, buildings in the local centre will be capable of providing a vertical and horizontal land use mix (for the avoidance of doubt the school will not provide such a land use mix). This can be achieved by development of tenement / terrace style buildings that accommodate dwellings / offices over active ground floor use, such as retail, commercial, leisure and community. This vertical and horizontal distribution of land uses will be important to achieving the human scale required in the local centre as well as securing its vibrancy and vitality during the day and safety and security at night.



8.45 The implication of use combinations must be carefully considered, including the relationship between building / plot design and the operational requirements of mixed use areas / buildings, such as servicing and delivery areas, resident parking, and mitigation of noises / smells etc. Designing in adaptability will be important, so ground floor commercial premises can expand off the rear and change use, for example.

#### *Public Space of the Local Centre*

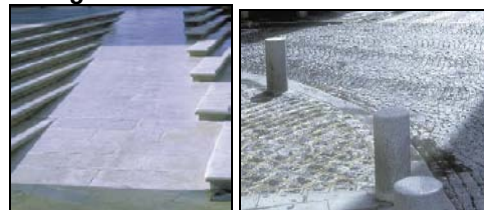
8.46 Local centre buildings shall address and define a principal, linear, pedestrian friendly public space. Buildings will provide direct commercial frontage, continuity in building line, and present active edges to the public space where spill out activity can take place, with this encouraged by the land uses promoted in adjoining mixed use buildings.

8.47 Tree planting, shrubs and flowers in planters and seating areas are also required. Street furniture shall be provided and it must be durable and of a common, attractive and interesting design that complements the local centre design concept and intended streetscape character.

8.48 The pedestrianised surface will consist of appropriate materials to provide a complementary, distinctive and attractive floor to the area, and will be designed so as to be suitable for those with mobility and visual impairments, and for ease of access for push chair and wheel chair users etc. An artwork will be required and this shall be sited appropriately. Examples of such an artwork may include a clock tower, or a water feature, or a decoratively landscaped public space / garden.

8.49 Suitable access will be provided for those with mobility difficulties and the visually impaired. This may require ramps to change level and for access. Such provision must be consistent with the requirements of the Disability Discrimination Act and the design concept of the local centre.

#### **Paving materials**



#### **Areas for seating and rest**



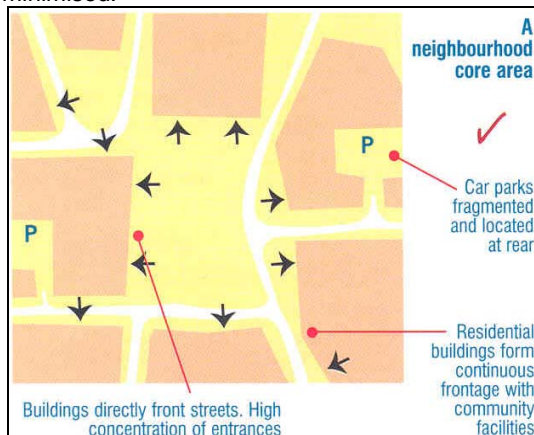


### **Bus terminus**



### **Local Centre Car Parking**

8.50 The influence of vehicles on the design and appearance of the local centre and its public spaces shall be minimised. Parking bays for all uses at the local centre should be combined in one or more car parks, the location and design of which will complement local centre design objectives and not be related directly to the premises the spaces they will serve. This will ensure the form of the local centre is compact. Car park position and layout must allow a direct commercial frontage for local centre buildings, as shown below. An assessment of peak demand for car parking facilities shall be undertaken to ensure the amount of car parking spaces provided is minimised.

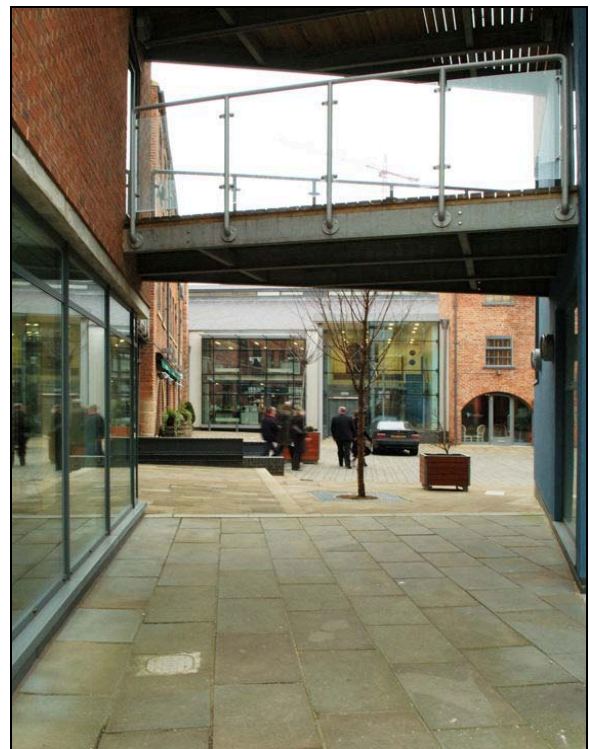


8.51 Any ground level outdoor car park will require suitable hard and soft landscaping to minimise the visual impact of parked cars. Low hedges and trees will be required in such a car park. A low wall / hedge combined with hedges and trees will define visually prominent boundaries.

### **Local Centre Building Design**

8.52 The design of new local centre buildings will be bespoke, fresh, and contemporary, yet will reflect the history of agriculture and mining in the area, and seek to fuse the characteristics of such building styles with contemporary design. Particular design attention shall be given to elevations of local centre buildings visible from the local centre public space. The developer will

propose and agree with the Council a suitable palette of materials and colours to be used on local centre buildings. To ensure the above objective is met, the following images give an indication of the building designs that are expected.

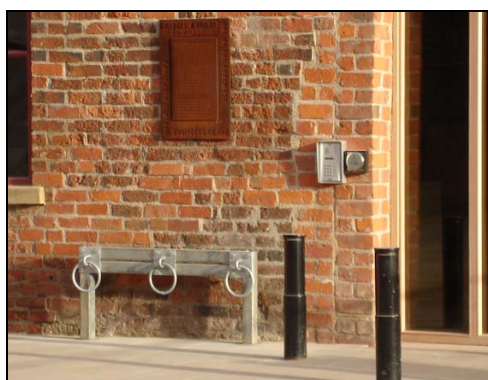




8.53 Local centre buildings will be of modular design and be capable of easy subdivision, expansion and change of use. The position and alignment of any closes, pends and external stairs should not undermine the flexibility of ground floor commercial space. Provision for signage must be included as part of building design. An area on frontages for fascias should be identified, or alternatively, proposals for hanging or box signs will be of a common and attractive design theme.

#### *Supermarket(s) Design*

8.54 Any supermarket(s) must be positioned, aligned and orientated, and be of an appropriate size, form, massing, proportion and scale to ensure it properly integrates with the local centre design concept and streetscape and wider landscape setting. A design objective will be to ensure the mass of any such building is concealed and integrated with the human scale sought in the local centre. This could be achieved by integrating any supermarket(s) in a mixed use building, with flats or offices above, and by having a pedestrian access to the local centre frontage with the bulk of the commercial floorspace situated behind the commercial buildings offering frontage to the local centre. Any supermarket(s) signage will be subtle and inconspicuous, particularly from the A1(T), consistent with the objective of minimising car based trips into the new settlement.





8.55 Any supermarket(s) building must be designed and constructed in materials that complement and blend with the design theme of other local centre buildings. A pedestrian access to any supermarket(s) will be taken from the pedestrian friendly space and hard and soft landscaping must be used to provide an attractive urban setting for any such building on its publicly visible elevations. The servicing and delivery area for any such building must be to the rear and the environmental and visual impacts of this area mitigated.

### **School / Community Facility Design**

#### *Integration as part of the Local Centre*

8.56 The new schools, community centre and library will be a part of the local centre. These facilities are expected to interface with the local centre. For example, a facade of a public building could read as a part of the local centre building line and streetscape, behind which the schools could be located with pedestrian access from the local centre public space provided via a pend or gap in the building frontage. If any school façade is to feature as part of the local centre, this may be achieved if the building line is set back to create a buffer between public space and the building, defined by landscaping and railings, for example. The design of these facilities should incorporate a feature of a suitable height and design to provide a focus in the townscape and a local landmark.



8.57 Detailed design requirements for these facilities will be the subject of a separate Design Brief issued by the Council.

### **Design & Access Statement (Inclusive Design)**

8.58 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 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

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

8.60 Developers must therefore demonstrate how inclusive design has been factored into their proposed development. This will be a material consideration in the assessment of planning applications. 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**

8.61 Consistent with Local Plan policy an appropriate art work must be provided for within the development area. This can be done either as an integral part of the overall design or as related commissions that are well integrated into the development, e.g. at its public spaces.

## **9. IMPLEMENTATION**

9.1 The new settlement will create demand for new community facilities and infrastructure and place increased demand on existing infrastructure. The Council requires the applicant / developer(s) / landowner(s) concerned to enter into a legal agreement to ensure the procurement and satisfactory phasing and timing for delivery of all infrastructure and other requirements associated with this development.

9.2 All infrastructure requirements must be met on land in the control of the applicant. The legal agreement will set out the phasing and timing of development, and establish the sequence of trigger points to ensure the infrastructure, employment land, community facilities and amenities are developed timeously and simultaneously with the full range of house types, sizes and tenures.

9.3 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 is in place prior to approving any planning permission for all or part of the land.

9.4 As part of the development a new local centre is required. The provision of land and buildings for the local centre, including those required to accommodate local retail and non-retail uses, as well as the timing of its delivery in relation to the phasing programme for the new housing and employment land, must be controlled.

9.5 It may be necessary for the agreement to be location specific, for example regarding the provision of access to and the timing and phasing of serviced land for employment as well as same in respect of affordable housing land including its transfer to the Council. The legal agreement must ensure that the areas of serviced land for are provided.

9.6 As such, a phasing sequence must be agreed between the Council and the applicant / developer(s) / landowner(s) concerned. It will represent a feasible phasing sequence and will provide the basis against which the principles of the required legal agreement will be formed.

## **10. MASTERPLAN OUTPUTS**

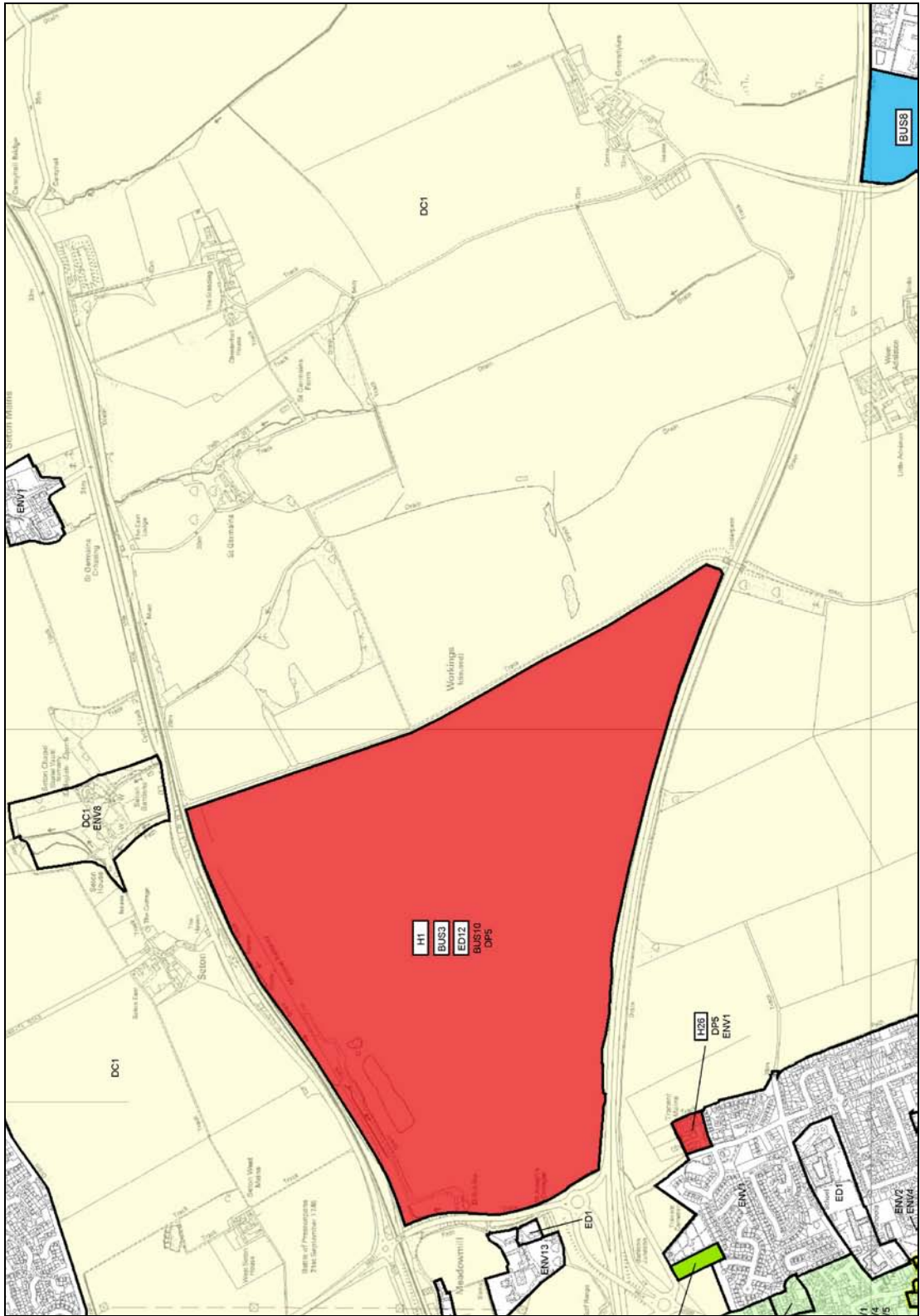
10.1 The new settlement will be developed over many years, likely by different developers. The masterplan must establish a robust three dimensional urban design strategy to co-ordinate future planning applications for the entire allocated site, consistent with Section 9 above. Designing Places states 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.

10.2 This is to ensure development can be delivered in the planning, design and commercial context, and to provide the basis for the legal agreement. The masterplan documents 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 site, consistent with policy DP5 of the East Lothian Local Plan 2008. As a minimum the masterplan must describe and illustrate the following information:

- How the masterplan design has been informed by the contextual analysis of the site and its surroundings;
  - 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 site, and any key public views as well as the nodes and focal points that must be retained and created;
  - How the key public views across, to and from the site to surrounding landmarks will be conserved and, where possible, incorporated into principal public spaces in the settlement;
  - The places in the settlement where activity will be focused (e.g. the local centre, any other mixed use areas, the key nodes and the schools);
  - Locations for the variety of development densities in the range and the land uses and building heights across the entire site;
  - The proportion and location of building types, including 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 for the entire site that supports the full range of access requirements, establishing points of access to it and between all its 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;
  - The building lines, orientations and aspects of perimeter buildings at the edges of 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, development capacity, size and shape of all individual development areas, and the framework of plot subdivisions in each of these;
  - 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;
  - The landscape treatment of significant edges in the development, including those at the boundaries of the development and at the main public spaces and along the main thoroughfares.
  - 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 public spaces and the character areas, illustrating the sequence of public spaces and views created by the building layout and their visual relationship with the 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 sustainable 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 will be implemented setting out the phasing, timing and basic economic assumptions of development;

10.3 At the time of submission, a Design Statement consistent with the principles of PAN 68: Design Statements must accompany the masterplan.

APPENDIX 1



## APPENDIX 2

### CONTEXTUAL ANALYSIS

#### ***A Background & Key Features of the Site & Surrounding Area***

The Blindwells site lies between Tranent and inland from coastal settlements on the Firth of Forth. Seton House and Seton Collegiate Church are to the north and St Germain's House is to the east. These buildings sit in mature landscaped grounds that provide an attractive setting for them. Other pockets of planting surround the site, notably at St Joseph's School to the west, along the western site boundary and linear groupings along the sites northern edge. The site is bound by the East Coast Main Line (ECML) to the north, the A1(T) to the south, the A198 to the west, and Whinny Loan a public right of way is to the east. Beyond the site to the west is Personpans rail halt and the historic Prestonpans battle site.

The site was originally in agricultural use associated with the farm 'Riggonhead'. The former Meadowmill Mill Lade passed over the site to the north west. Later the site became an open cast mine and when workings ceased it was backfilled and reinstated for agricultural purposes. Further remedial action is now required to ensure ground conditions suitable for development. The original field pattern and tree and hedgerow divisions that separated them have been lost from the site and not reinstated. However, these features did exist on the land and continue to define the surrounding landscape character. The linear transport corridors adjacent to the site boundaries intensify the visual severance of the site from the surrounding landscape pattern and character.

Topographically, the site generally slopes southeast to northwest, although a defined ridge passes across it, from which the land falls more rapidly to the north. This feature creates a high platform and ridge to the southeast of the site and a low basin to the northwest. The high land is very visible from the A1(T), and when it is viewed from the north east, the ridge defines the horizon and skyline. The low basin at the north west of the site is concealed from view by surrounding planting. The north west of the site also benefits from an existing body of water, and disused railway sidings remain from the mining operations, although they are no longer connected to the ECML. Vehicular access to the site was taken from the A198 in the middle of the western boundary.

The land is exposed and north facing, with strips of screen planting only at the northern and eastern boundaries. There are largely open views into the site and panoramas are available across it to surrounding landmarks / landscape features, particularly from the south.

For example, good northerly views are available over the site to the Firth of Forth and beyond. From high ground in the site there are westerly views toward Cockenzie power station, Arthur's Seat and the Pentland Hills and to the east over open country to Aberlady Bay and North Berwick Law. The rising Tranent Ridge to the south is foreshortened in views from the site and it conceals the southerly views beyond it, although the edge of Tranent with its parish church and backdrop of trees is visible.

#### *Historical mapping data*



Blindwells 1894



Blindwells 1990



Blindwells Current



*Photographs of the Blindwells site*



Exiting site access points



Existing wetland and view to Cockenzie Power Station



Former Mineral Railway



High Intervisibility Between SE Area of Site and A1Dual Carriageway



Open Views Across Site from A1 Dual Carriageway



Trees at Western Site Boundary Provide limited Screening and Shelter



View Over Cockenzie and Port Seton to Firth of Forth



View East to St Germain's, Garleton Hills and North Berwick Law



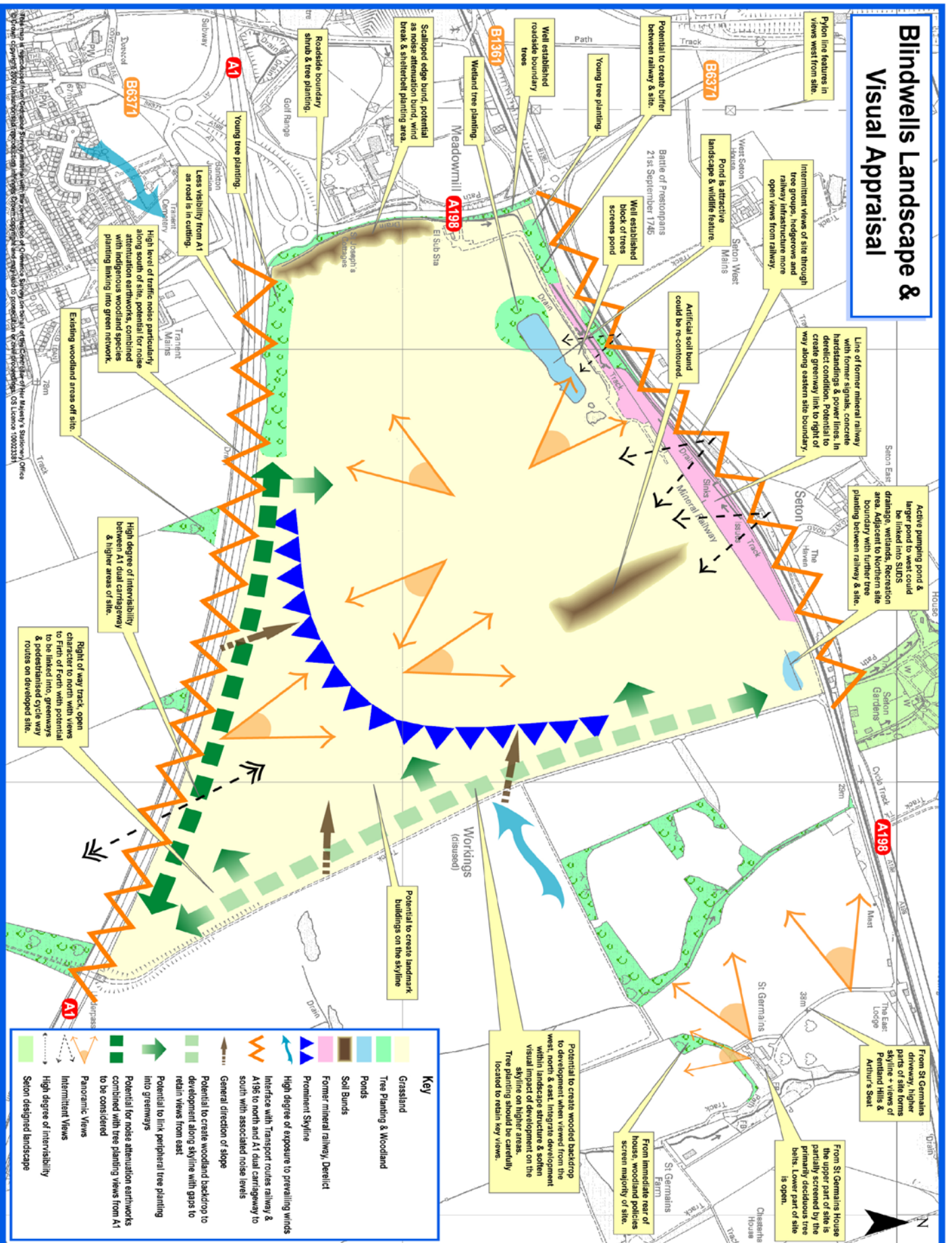
Photo View West from Lower St Germain's Driveway



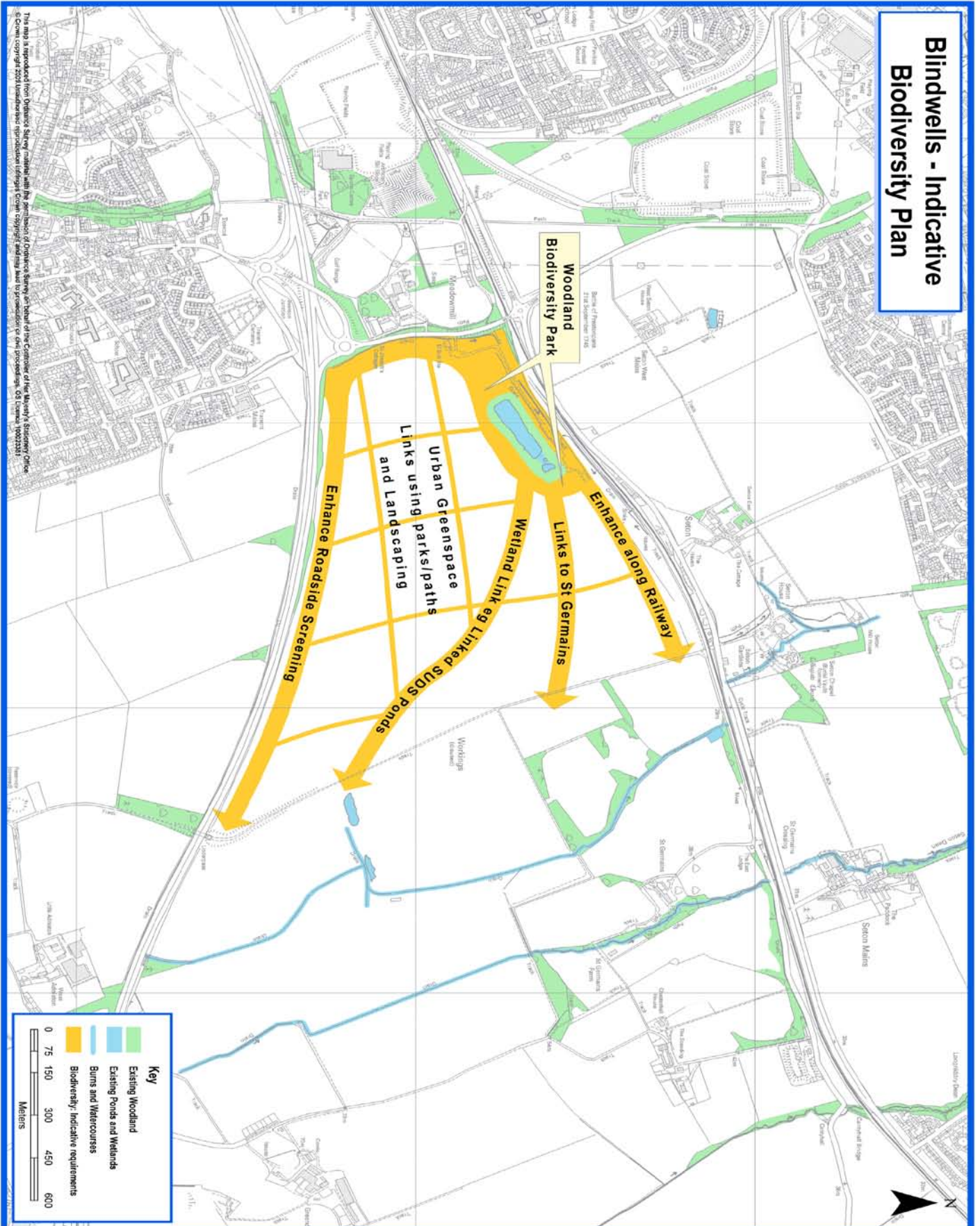
View West from Upper St Germain's Driveway



# Blindwells Landscape & Visual Appraisal



# Blindwells - Indicative Biodiversity Plan





## APPENDIX 3

