

East Lothian Council

Environment Department

Planning & Building Standards

Development Framework for Site at Letham Mains, Haddington

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1.0 PURPOSE OF THIS DEVELOPMENT FRAMEWORK

- 1.1 The purpose of this Development Framework is to provide context for development of the mixed use, predominantly residential land allocation at Letham Mains, Haddington. It has been prepared by East Lothian Council to establish how the Council expects the expansion area to be developed in terms of its land use, design and infrastructure requirements.
- 1.2 The framework requires that as part of any planning application the applicant prepares a single masterplan for the entire allocated site, consistent with this framework. The masterplan is to be a creative response to the contextual analysis of the site and its surroundings and will describe and illustrate how the land use, design, infrastructure and submission requirements of this framework have been met. Once approved by the Council, the masterplan will inform and control future development proposals for the expansion area.
- 1.3 East Lothian Council approved this Development Framework on 18th January 2011, adopting it as a material consideration to be used in the determination of any planning application and masterplan for the allocated land.

2.0 PLANNING POLICY BACKGROUND

- 2.1 Scottish Planning Policy and advice requires that land and resources be used efficiently. Key policy objectives include planning for integrated transport with an appropriate mix of land uses, and offering a full range and choice of dwelling types, forms, sizes and tenures. The Scottish Government also places great emphasis on improving the design of all new development to reflect the character of the area in which it is to be located, as well as creating mixed communities that are safer, more inclusive and that provide new residential streets that are both attractive and safe for all to use.
- 2.2 New residential development should therefore produce mixed communities where opportunities to live, work and recreate are located side by side. This is to be achieved at higher densities by designs that respond to the context and qualities of a site and its surroundings. From this, positive relationships between buildings are to be created to produce a sense of place, identity and welcome, and to clearly define public from private space. Within this, designs are to provide a hierarchy of attractive streets and spaces defined by buildings that reflect local architectural styles. The result is to be distinctive places in which it is easy for people to find their way around. Such places must also be designed to a human scale, be resource efficient and adaptable. Central to this is a network of well-connected, attractive and enclosed public spaces that are safe, pleasant, and easy to move around, especially on foot and cycle.
- 2.3 The site at Letham Mains is allocated for development by the East Lothian Local Plan 2008. The allocation is for approximately 750 dwellings and associated mixed-use development. It contributes to the strategic housing requirements of the approved Edinburgh & Lothians Structure Plan 2015. Once the 750 dwellings complete, they will add around 1,600 people to the population of Haddington. A development of this scale must provide a range of dwelling types, sizes and tenures including affordable housing as well as the necessary enabling and supporting facilities and infrastructure. This will include a new primary school and expansion of other education facilities, as well as open space, play areas, a sports pitch and associated changing accommodation and premises for local retail, employment and community use.
- 2.4 The Policy Statement for Scotland *Designing Places* identifies the components of the 'Design Tool Kit' and the sequence in which they are to be applied. Development Frameworks help deliver planning policy requirements by setting out the main planning and design principles to which subsequent masterplans will conform. This Development Framework sets out these requirements for the residential and mixed use land allocation at Letham Mains, and provides along with this a contextual analysis of the site and its surroundings.

3.0 CONTEXTUAL ANALYSIS

- 3.1 Haddington is East Lothian's county town and has a rich architectural tradition that reflects this importance. Letham Mains will be a major expansion of the town's built form and will be brought forward in a manner that is sensitive to the site's location and to the wider character of the area. Located to the west side of Haddington the expansion site lies between two main roads that offer access to the town from the west (See Appendix 2 & 3). These are the Pencaitland Road (A6093) and the West Road (B6471), the latter linking to the A1(T) via the Oak Tree Junction. On foot the site is approximately 15 minutes from the town centre and 10 minutes walk to Knox Academy and Roodlands Hospital. The nearest shop is Rosehall Stores on Pencaitland Road. A main bus route to Edinburgh and Dunbar uses West Road with a local service using Pencaitland Road.
- 3.2 The expansion site lies within a well defined triangular area of land extending westward from the existing urban boundary. Field boundaries divide this land in to four separate areas, yet the area allocated for development does not include the entire south west field, to which planning policies for the control of development in the countryside apply. Important views over the site are from the West Road to the agricultural landscape and the Lammermuir Hills in the distance. Stands of mature trees at Clerkington to the south, Gateside to the north and the belt of trees alongside Letham House provide a landscape structure that defines and visually contains the wider site.
- 3.3 The Letham and St Laurence House Burns meet at the site's eastern boundary and these are its main natural feature. They have significant biodiversity and amenity value and a protected species has been recorded at Letham Burn. The St Laurence House Burn defines the eastern boundary, while Letham Burn dissects the length of the site from east to west. The Letham Burn is crossed by two attractive arched stone bridges in poor condition and one wooden bridge. These are part of the public right of way / core path which links the expansion site with the countryside and also the town a via footpath at the eastern boundary at Burnside.
- 3.4 While the expansion site is generally south facing (78m – 50m above sea level) its landform features low points at the Letham and St Laurence House Burns. Field boundaries consist of stone walls and hawthorn hedging, and dividing the south east and south west fields is a well established 2-3m hedgerow. From the south west this hedgerow screens views of the existing urban area and visually separates the rural landscape from the town. Combined with the buildings of the Letham Holdings this gives the southwest field a countryside character.
- 3.5 An agricultural hedgerow defines the northern edge of the site, yet it is sparse in places. An existing house is also located at this boundary, but it is the buildings of Gateside Commerce Park and their landscape setting that dominate. Some existing residential development is accessed directly off West Road. Beyond the eastern boundary and the St Laurence House Burn with its associated public open space are the rear-fenced gardens of houses at Burnside. The western edge is defined by the prominent tree belt alongside the Category 'B' Listed Letham House and its access road. To the southwest is agricultural land beyond which is the mix of low-density residential and agricultural buildings of Letham Mains Holdings. The south western boundary of the site does not follow any feature on the ground, but crosses agricultural land before returning and following the existing hedgerow at the western boundary. The St Laurence House Bridge Enclosure, a Scheduled Ancient Monument, is located underground in the northeast field and occupies an area of approximately 1 hectare.

Contextual Analysis Summary

- 3.6 The Letham Mains expansion site is visually contained by the Letham House trees, the Commerce Park buildings and landscaping, and the existing urban edge of Haddington. Its most prominent outlook is to the south with longer distance views to the agricultural landscape and beyond to the Lammermuir Hills. It is well located for main transport links out

of Haddington and lies relatively close to the secondary school and hospital. However, it is distanced from the town centre, albeit along two direct routes.

4.0 THE VISION FOR LETHAM MAINS

What sort of place will Letham Mains become?

Letham Mains will be a planned expansion of Haddington. Located on the western edge of the town, it will provide an integrated mixed community that includes new focal areas, open spaces and centers of activity for residents as well as a full range and choice of new dwellings. Responding to the characteristics of the site and its surroundings and integrating fully with the existing settlement, the expansion will provide an extensive range of well-designed dwellings for a range of residents. An appropriate mix of land uses will be introduced as well as a full range and choice of dwelling types, sizes and tenures, with affordable housing properly integrated. The design of the expansion will ensure it provides a well connected extension of the town, with the delivery of adequate on and off-site enabling and supporting infrastructure capacity properly coordinated.

The design for the expansion will respond to its context by retaining long distance views of the Lammermuirs to the south and by strategic positioning of new planting to integrate with the wider landscape structure of the area. Appropriate treatment of the site's external and internal edges with landscape and built form will be provided to produce a sense of welcome on arrival. Of particular importance will be a design that responds to the site's location on key routes in to town, and it will include buildings that are orientated towards these routes. The layout of the expansion will respond positively to the Letham and St Laurence House Burns as well as the Scheduled Ancient Monument by incorporating these within new public open spaces, including a linear park and walkway. The design of these public spaces will protect these assets and the flora and fauna. New water features required as part of the surface water drainage infrastructure will also be integrated within these open spaces.

A new local centre will be provided, and it will include accommodation for non-residential land uses such as commercial space, office units, healthcare facilities and a local shop of a scale and nature commensurate with that which could be supported by the expansion once it is complete. Together with the new primary school, these active land uses will be grouped together around a new civic space, providing a new focal point. This mixed use area will be well connected to the dwellings by a foot and cycle path network, which will also offer connections to the surrounding area. The introduction and grouping of these land uses will help reduce travel demand and associated emissions and produce a walkable neighbourhood to help Haddington develop at a human scale.

One road crossing will be permitted across the Letham Burn and it will be a part of a road system that allows vehicles including busses to travel through the expansion from Pencaitland Road to West Road, thereby offering an alternative route to the use of the Knox Place / Court Street junction in the town centre. Bus stops will be provided in and relocated around the expansion if required to encourage public transport use. There will be path connections in and from the site to those paths in the surroundings to encourage walking and cycling in, from and to the expansion. These will be combined with the landscape framework and the network of new open spaces so together they will offer a well connected, attractive and integrated movement, open space, landscape and habitat network.

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

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

5.0 DEVELOPMENT REQUIREMENTS

Strategic Environmental Assessment & Environmental Impact Assessment

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

Access & Transportation

Transport Assessment

- 5.3 Development of approximately 750 dwellings and associated facilities at Letham Mains will impact on traffic movement in the area. A Transport Assessment (TA) and model for the expansion is required with their details agreed with the Head of Transportation as well as Transport Scotland. They will assess transportation requirements generated by the expansion for vehicles, walking and cycling, and identify new links and mitigation as well as phasing for provision of these relative to development. This will include safe pedestrian and cyclist access to the new primary and existing secondary schools (Safer Routes to School). It is the responsibility of the applicant to fund any on and off-site transport improvements identified in the TA. Any required trunk road, interchange and junction improvements arising as a direct result of this development must be provided to the satisfaction of the Council and Transport Scotland. The TA must have regard to the Haddington Traffic and Environmental Study undertaken by Faber Maunsell for East Lothian Council in 2001. It must assess the effect of the development on Haddington town centre including implications for traffic management and parking. The future performance of the Knox Place / Court Street junction must be assessed and this should take into account any planned improvement work to that junction proposed by East Lothian Council.

Movement Framework

- 5.4 To create a sense of place the new urban structure will be orderly, logical and easily understood. It will provide a clear hierarchy of streets and public spaces, including focal points, such as areas of mixed use, principal public open spaces and larger buildings. The structure shall be ordered around these focal points, connecting them with a well connected network of movement routes. The network, which is not expected to be a regular pattern, will define development areas. The principal movement routes will define neighbourhood areas and these will be subdivided by a network of local streets defining individual residential areas. The design for the expansion will therefore begin by identifying a hierarchy of places where activity will be focused and will then establish the movement framework that supports these and achieves the following:
- Provides an all purpose road link through the expansion between the A6093 Pencaitland Road and the B6471 West Road
 - Provides more than one main junction with West Road
 - Allows for bus access through the expansion
 - Provides road, footpath and cycle access to areas of activity within the site
 - Integrates fully with existing paths and main routes to the town centre and countryside

- Provides a safe and connected road layout that creates a hierarchy of streets and allows users options for travelling through the site and results in low vehicle speed in housing areas, consistent with the Council's Design Standards for New Housing Areas.

Main Site Accesses

- 5.5 The link road to be provided between the A6093 Pencaitland Road and the B6471 West Road will collect and distribute vehicles entering and leaving the site. It will provide an alternative route for vehicles currently accessing the A1 from the Pencaitland Road, providing an early re-routing alternative to using the Knox Place / Court Street junction in the town centre. It will be accessed via two principal junctions with specific arrangements agreed with the Head of Transportation. The link will pass through the site with a single crossing of the Letham Burn. It will be provided to distributor road standard to accommodate all traffic including access for buses. The full link road will be completed as early as possible and consistent with the findings of the Transport Assessment. Speed limits on the B6471 and A6093 will need to be re-examined and any requirements addressed by the applicant.
- 5.6 A second access onto the West Road will be located at its junction with Gateside Road to the north, and the specifics of this will need to be agreed with the Head of Transportation. The road from it will be provided to general access road standard and it too will be capable of accommodating access by bus as well as link internally to form a loop with the distributor road. Further general access roads will be provided as required to provide the framework from which Home Zone treatment will be provided within tertiary residential streets.

Public Transport

- 5.7 Access by busses into the expansion area will be provided, and this should allow operators to enter and leave the site at different points, including as phased development occurs. The masterplan will demonstrate this and that all homes in the expansion are within 400m walking distance of a bus stop, which will therefore be placed at appropriate points. These, plus any additional and /or replacement bus stops required as a result of the expansion, will be provided for by the applicant. All bus stops must be designed to allow access for all.

Residential Streets

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

Core & Subsidiary Path Network

- 5.9 Pedestrian and cyclists' movement will be fully provided for in the layout. It will incorporate segregated foot / cycle paths and these will connect to paths around the site, which may also require to be enhanced to accommodate increased movements generated by the expansion. This network will be integrated with the provision of mixed-use areas, community facilities, public open space as well as the public right of way / core path along the Letham Burn and consultation with the Council's Core Paths Officer on this will be required. 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 that they will serve. This is

particularly important where such path connections are required to link, by foot and / or cycle, areas of residential development with key service and / or amenity and leisure areas, including the new primary school and existing secondary school. 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.

Residential Development

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

Dwellings for Market Sale

- 5.11 The land is allocated for approximately 750 dwellings and East Lothian Council's Affordable Housing Policy requires that land for 17% of the dwelling requirement at this site be made available for affordable housing. Of the 750 dwellings therefore 622 will be for market sale and no less than 128 will be for affordable housing.

Land for Affordable Housing, Mix & Delivery

- 5.12 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.
- 5.13 It is essential that the land identified for affordable housing is distributed evenly throughout the expansion and for this reason the plots should be clearly separate from one another and located such that they can be developed consistent with the phasing plan. The creation of large single tenure areas will be unacceptable.
- 5.14 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 approximately 30 and 60 units, provided the groupings of around 60 units have a mix of affordable housing tenures. It should be noted that these parameters are set for management reasons and significant departure from them will not be supported.
- Affordable housing must be located close to public transport and community facilities.
- Wherever possible, East Lothian Council and its RSL partners would wish to maximise solar gain through orientation, shelter and daylight penetration, and will ensure that the method proposed is acceptable in terms of cost and efficiency to its tenants.

Housing Mix

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

Design

- As a minimum, affordable homes must comply, both internally and externally, with level 1 Housing for Varying Needs design criteria to ensure they address the requirements of the Scottish Government and Local Authority.
 - A percentage of affordable dwellings in each development may be required to comply both internally and externally with Part 2: Houses with Integral Support. This proportion will be agreed with the Executive Director of Community Services.
 - Developments should aim to achieve Secure by Design accreditation and satisfy the Council's dwelling footprint requirements
 - Building materials and components shall satisfy both East Lothian Council and its RSL partner's full specification at the time.
- 5.15 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 6.28 – 6.29. The type and design of affordable homes must blend with surrounding dwelling types and designs of the masterplan.
- 5.16 The rate of, and phasing and timing for, affordable housing completions must be agreed between the applicant and the Council's Executive Director of Community Services. Subsidy may be available for social rented accommodation and for some models of LCHO. Where a social landlord is not one of the preferred partners identified by East Lothian Council and the Scottish Government, subsidy can not be guaranteed. However, provision of affordable housing land must be made 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 land, 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.
- 5.17 The Council will seek to ensure that the masterplan for the expansion integrates affordable housing into the wider mix of land uses and dwellings for market sale, and that affordable houses are designed to blend with dwellings for market sale. For the above reasons, the applicant is encouraged to liaise with Housing Strategy and Development on all aspects of the design at key stages to ensure that appropriate design, quality, internal layout and future maintenance implications are agreed and embedded within the design proposals, and to ensure that the proposed units are affordable in terms of indicative costs.

Housing Land Take

- 5.18 Policy DP3 of the East Lothian Local plan 2008 (ELLP2008) 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 expansion 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 6 below. The explanation of how the net density will be calculated is provided in the Glossary of the ELLP2008.
- 5.19 At the Council's required net density level, a development of 750 dwellings requires around 37 hectares of developable land. The allocated site measures some 43 hectares. This is to ensure that it can accommodate all the necessary non - housing land uses and other development requirements and to allow for suitable stand-off distances from the burn corridors as well as an attractive setting for the expansion. To ensure the site can yield 750 dwellings the area allocated has sufficient capacity to meet these requirements while providing enough land to deliver a high quality expansion.

- 5.20 Accordingly, the masterplan will describe and illustrate how the requirement for approximately 750 dwellings, 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 boundaries that will contain the built development within an attractive landscape setting.
- 5.21 If, after the development footprint and an appropriate setting for the expansion has been identified, the capacity of the allocated site is found to be in excess of 750 dwellings, the applicant may wish to design for any residual area and identify the full capacity of the allocated site beyond 750 dwellings. This should include the identification of any other associated mixed use development and infrastructure proportionate in scale and kind needed to serve it, as well as any land that ought to be safeguarded to deliver it and the associated infrastructure. This will be without prejudice to any future Council decision on the planning merits of that land.
- 5.22 For the Council to give consideration to the principle of any such further development within the allocated site then, in the case of residential development, it must first be satisfied (i) that the additional dwellings can be justified by a demonstrable housing land requirement (ii) that this site is an appropriate location to contribute to the requirement and (iii) that the additional dwellings released would make an early and effective contribution to that requirement. The Council must also be satisfied that, for all uses, related infrastructure requirements can be provided to its satisfaction and at any future applicant's expense, and that the impacts of any such further development will be acceptable.
- 5.23 As noted in para 3.2, the balance of the fourth field, to the south west of the allocated expansion site, is not allocated or required for development for the current 750 dwelling allocation. It may in future present an opportunity for a further logical extension of the town should any Strategic Development Plan review require more housing land to be found in Haddington and a subsequent Local Development Plan confirm its allocation. The development of the current allocation therefore should not prejudice the potential to develop this area in future, and the masterplan must demonstrate how this requirement will be met.

Education Provision

- 5.24 Educational comments in this section are based on information available in October 2010. Any changes to the assumptions of start date for the residential development, total dwelling numbers and their completion rates will necessitate a re-evaluation of the educational implications of this development as these factors are a key component in arriving at educational infrastructure requirements.
- 5.25 The 750 dwellings and their rate of annual completions will have implications for pre-school, denominational and non-denominational primary and secondary education provision in Haddington. The Department of Education and Children's Services will seek developer contributions to provide the buildings and campuses to comply with policy set out in the Edinburgh and the Lothians Structure Plan 2015 and the East Lothian Local Plan 2008. East Lothian Council will also make its own financial contribution towards permanent space provision where appropriate.
- 5.26 Consistent with Proposal ED3 of the local plan, it is essential that the new primary school facility is committed as per Policies HOU5 and IMP3 of the Edinburgh and the Lothian's Structure Plan 2015 and its associated Action Plan. The mechanism for delivery and the phasing and timing for provision of this permanent on site education capacity will be the subject of pre-application discussion between the applicant and the Council; the Education Authority's preference is that it be completed and available for use prior to the occupation of the 51st dwelling at the site. The phasing and timing of developer contributions will also be the subject of these pre-application discussions. These matters must be agreed between the applicant and the Council before any planning application is made.

Key Principles for the Establishment of the Pre-school / Primary School Campus

- 5.27 The location of the building must be conveniently sited for all residents of the expansion. The school site / campus shall be relatively flat and the location preferred by the Education Authority for it is centrally within the overall expansion site.
- 5.28 The main vehicle accesses to the school site / campus should be located to ensure that the number of non-district pupils attending the new school is minimised. 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.
- 5.29 The site area will include space for the educational building, vehicle access, parking, service yard, fire engine access, footpaths, bicycle storage areas, courtyard area, primary hard landscaped areas including social areas, primary games area, primary external classrooms, nursery play and sittings areas, external classrooms, soft landscaping and areas for PE in the curriculum at the primary school.

Pre-school Provision

- 5.30 The 750 dwellings would generate between 60 & 75 pre-school children and there will therefore be a total requirement for a 40/40 pre-school facility for 3 and 4-year-old children arising as a consequence of this development. The Council may fund additional spaces to provide for any shortfall in pre-school space in Haddington, and this will be a matter for pre-application discussion and agreement between the Education Authority and the applicant.

Primary School Provision

Non-denominational

- 5.31 Roll projections assume a total of 750 dwellings from the site over a nine year programme starting 2012 / 2013, consistent with information currently available. This will be the subject of further pre-application discussion between the Education Authority and the applicant.
- 5.32 This programme for the 750 dwellings together with the implications of any catchment area review would require a school of a minimum of 11 classrooms (together with other appropriate space) with the ability to expand further if necessary should the site produce more than 750 dwellings or in the event more land is allocated in the area.
- 5.33 The site area required for such a school would normally be expected to be 2.2 ha, but the precise area required will depend on the location of the school within the expansion, the landform within the site/campus and the amount of earthworks required to make the preferred design solution work taking account of the requirements for PE in the curriculum.

Denominational

- 5.34 This number of dwellings will generate pupils for the denominational primary school (St. Mary's RC Primary School). The precise effect of this residential proposal on that school will be closely monitored up to the stage when any planning application is submitted but 750 dwellings could produce 20 denominational pupils.

Secondary School Provision

- 5.35 Secondary school provision will continue to be located at Knox Academy and this school is capable of planned permanent extension within the existing site area.

- 5.36 Space issues will be addressed at Knox Academy on a phased basis by as many of the residential sites proposed within its catchment as possible on a cumulative basis. The precise phasing will be to ensure that space is available for catchment area children. The timing of developer contributions would be the subject of pre-application discussions with the developer of this and other sites in the Knox Academy school catchment area.

Community Uses

- 5.37 It is a requirement that the residents of the expansion be served by adequate community services provision, consistent with the Local Government (Scotland) Act 1994 (arising from the Local Government and Planning Act (Scotland) 1982). The 750 dwellings will generate a requirement for new community infrastructure. The Council's Department of Community Services will seek developer contributions from the applicant to provide land and buildings to comply with policy set out in ELSP2015 and the ELLP2008. The timing for provision of facilities and the payment of contributions will be the subject of pre-application discussions.

Aubigny Centre

- 5.38 A number of the Aubigny Sports Centre's facilities are at capacity at present and will not be able to adequately meet the additional demand generated by the Letham Mains development. Consequently, developer contributions towards the expansion of this facility will be required to secure increased capacity in the crèche, bodyworks and dance studio and associated works, details of which will be agreed with the Council's Community Services Department.

Playing Pitch & Associated Two Team Changing Accommodation

- 5.39 A further direct consequence of the development is the need to provide a new playing field and associated two team changing accommodation. This should be provided in close proximity to the school campus. It will be funded by the applicant and details of pitch provision and changing facilities will be agreed with the Council's Community Services Department.

Public Open Space

- 5.40 A network of linked accessible areas of formal and informal public open space will be provided throughout the expansion. These will be designed to encourage their use and to offer links to existing development to the east and wider town. The open space layout shall be integrated with the habitat and foot and cycle path networks as well as the landscape structure to create green corridors through the site. Open space must be provided to the minimum standard contained in Local Plan Policies C1 Minimum Open Space Standard for New General Needs Housing Development and C2 Play Space Provision in New General Needs Housing Development.
- 5.41 The Letham Burn corridor and its environs will be retained and enhanced to create a new linear park and walkway through the middle of the expansion. It will be the spine from which other open space and walking and cycling routes emanate. It will be connected to peripheral structural planting at site boundaries and to existing walking and cycling routes in the surrounding area. It will be designed to be an attractive informal recreational area and for the purposes of supporting biodiversity and habitat creation. As such this green corridor will vary in width and contain areas that are planted, areas for passive recreation including seats and grassed areas and, consequent on the natural landform and drainage patterns, new wetland habitats will be created through the introduction of SUDs features. The treatment of this footpath through the linear park will be completed to the satisfaction of the Council, and this will include the replacement / repair of existing footbridges.

- 5.42 The eastern boundary of the northeast field slopes down to the St Laurence House Burn. Existing public open space provision on the eastern side of the burn shall be complemented by similar provision within the site to form a smaller and narrower linear park in the northeast corner of the site. This shall link with the Letham Burn linear park public and an open space to be provided over the underground Scheduled Ancient Monument so as to safeguard it and offer it a setting. Land raising above the SAM is acceptable in principle to Historic Scotland to provide a level and reasonably flat open space, subject to approval of a method statement. It is within this open space where the required sports pitch could be provided, but the provision of the changing accommodation may require Scheduled Ancient Monument Consent, and this must be applied for concurrently with any planning application should the masterplan propose this approach, to demonstrate that the design solution is deliverable.
- 5.43 Public open space shall be overlooked by built development. Provision must include areas of a size and design to incorporate children's equipped play areas, space for informal play such as ball games, and passive use such as sitting and enjoying the open space in line with Local Plan policy. Spaces should be designed to minimise disturbance and nuisance to neighbours.
- 5.44 A range of equipped play facilities will provide for toddlers, 5-10 year olds and teenage age groups. A phasing plan for the creation of the open space and play facilities relative to the other development will be required as part of the masterplan to ensure that there is adequate provision for each phase of new development. This will be agreed with the Landscape & Countryside Section of the Council.

Local Centre

- 5.45 For Letham Mains to achieve the objective of being more than just a residential area it must accommodate other uses such as local shopping, offices and other commercial services. Consistent with the local plan the applicant must provide land and / or buildings for a new and compact mixed use local centre. It will help create and sustain the mixed community and it will provide a public space for community interaction. The new school will be adjacent to the local centre and it will provide an anchor with the daily activity generated by it helping sustain local centre vibrancy and vitality. The masterplan will ensure provision of mixed use buildings, consistent with Policy ENV2 of the ELLP 2008.
- 5.46 To meet this requirement the applicant shall provide for no less than four modular ground floor premises varying between approximately 65m² and approximately 270m² per unit. As part of this, a local shop of a scale and nature commensurate with that which could be supported by the expansion once complete will be supported. These units shall be designed to allow them to be adaptable and capable of subdivision, merger and change of use.

Natural Heritage and Biodiversity

- 5.47 The masterplan must maximise opportunities to create and improve habitats and to provide wildlife corridors through the expansion. To promote habitat enhancement and maintain wildlife corridors, the masterplan 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. It must also be ensured that no deterioration in the water environment will be brought about consequent on the development.
- 5.48 The East Lothian Biodiversity Habitat Plan for Urban Areas includes objectives to increase and enhance biodiversity throughout the urban landscape and to protect areas of habitat value not designated as formal wildlife sites. A biodiversity habitat survey is required to inform the masterplan and it will describe and illustrate the means by which habitat will be preserved / enhanced during site development. The survey will include legally protected

species, priority species, and the extent of existing habitats, and may also include species of conservation concern and other items. A list of priority species is available in the East Lothian Biodiversity Action Plan, and a full list of species of conservation concern is available from the Lothian Wildlife Information Centre. The results of this study shall be used to inform the masterplan proposals.

- 5.49 Water voles have been recorded at the Letham Burn and other nearby locations in surveys carried out in 2000 and 2005. This is confirmed by the Lothian Wildlife Information Centre's assessment of the biodiversity value of the Letham Mains site as medium on the basis of their presence. This is an important species and the Haddington population will be influential in sustaining and expanding the population in East Lothian. As such the following requirements must be met by the masterplan:
- The Letham Burn and St Laurence House Burn must not be adversely affected by and during development.
 - The burn habitat must be improved in line with an agreed Habitat Survey. This will be achieved in a manner that creates a recreational resource for future residents, including creation of wetland habitats on either side of the burns.
 - Habitat links will be maintained between Letham Mains area and other habitats beyond to allow for migration to and from the site and for continual re-population of the area.
 - Other aquatic habitats created as part of SUDS shall be designed to extend the habitat.
- 5.50 The applicant must include, as a submission in support of any future planning application, a method statement for the enhancement of the Letham and St Laurence House Burns including how the principles set out above will be delivered. The applicant will show how any future proposal meets the objectives of the Local Biodiversity Action Plan. In line with Scottish Planning Policy and the Local Plan, all watercourses must be incorporated into the development scheme and not culverted.
- 5.51 Consistent with SEA requirements the masterplan must test alternative layouts in the vicinity of Letham Burn and St Laurence House Burn, including where water voles have been recorded. This is to inform the ways in which this habitat, the ecology and amenity of the area will be conserved and enhanced. This will form part of the assessment of alternative options under SEA. The applicant shall consult SNH to ensure an appropriate solution is reached.

Built Heritage

Archaeology

- 5.52 Given the extent of the expansion and that it contains a Scheduled Ancient Monument (SAM), an Archaeological Assessment and agreed Method Statement for any development is required at the time any planning application is made. Development that would harm a site of archaeological interest or a site contained in the Sites and Monuments Record or its setting will not be permitted. The only exception to this is where archaeological advice concludes that the significance of the remains is not sufficient to justify physical preservation in situ when weighed against other material considerations, including the benefits of the proposed development.
- 5.53 The St Laurence House Bridge Scheduled Ancient Monument is located within the north eastern corner of the expansion site. There is evidence to suggest archaeological remains related to the SAM exist outwith the scheduled area. In consultation with Historic Scotland, the applicant must confirm the extent of the scheduled feature and propose mitigation measures through the masterplan as required. Development that would harm the scheduled area / feature or any associated unscheduled area or its setting will not be permitted. Whilst built development will not be permitted on the scheduled area, its use as public open space

will be permitted. Land raising on the SAM to achieve this is acceptable in principle to Historic Scotland, subject to approval of a method statement and on the proviso that all related works are accommodated within the up fill material. Alongside the method statement a management plan for the SAM will be required. Scheduled Monument Consent may be required for any works that are likely to affect the monument.

Listed Buildings

- 5.54 Whilst there are no Listed Buildings within the site boundary, Letham House to the west comprises a group of attractive Category 'B' Listed Buildings. The setting and views to and from Letham House are largely contained by the extensive tree planting on its eastern boundary, but the detailed design of development within the expansion close to this boundary must not harm these interests. In particular, the setting of the formal approach to the house and the southeast boundaries of its policies will require to be addressed in a manner that does not harm views of and from the house through appropriate use of landscaped space to act as a buffer zone, which will also allow for maintenance access.
- 5.55 Consistent with SEA requirements the masterplan must test alternative layout options where development will interface with surrounding historic interests – for example the SAM within the site and the area close to the Listed Buildings at Letham House and consideration of same where relevant in respect of sites on the Sites and Monuments Record - to ensure development will preserve and/or enhance the context and setting of these assets. This will form part of the assessment of alternative options required under SEA. The applicant shall consult Historic Scotland to ensure an appropriate solution is reached.

Other Infrastructure

Flooding, Drainage and Water Supply

- 5.56 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.
- 5.57 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

- 5.58 A flood risk assessment is necessary to understand the full extent and any likely impacts of flooding from all sources. 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.
- 5.59 All development shall be free from fluvial flooding in a 1 in 200 year event, and any bridge crossing of the Letham Burn shall be designed to convey a 1:200 year flooding event. Any

watercourse on the site will have a fluvial flood envelope and development should be avoided in these areas. Essential infrastructure and sensitive development, e.g. schools, shall be free from the 1 in 1000 year fluvial flood event. This information will influence the siting, design and location of development and shall be fully considered in the preparation of the masterplan.

Sustainable Urban Drainage (SUDs)

- 5.60 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.
- 5.61 Surface water must be treated by means of integrated surface water drainage systems serving the expansion 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.
- 5.62 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, the applicant 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 the applicants 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.
- 5.63 Use of SUDs features to improve biodiversity and habitat must be maximised. This may include use of a network of attenuation ponds throughout the expansion to create wetland habitats to be integrated into the wider habitat / woodland framework for the site. The masterplan must give direction as to how SUDs features, wildlife corridors, open space and amenity areas will be integrated.

Waste management

- 5.64 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 expansion. 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 the applicants expense.
- 5.65 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 dwelling and the road surface must be suitable for a 26 tonne HGV refuse collection vehicle. The design must avoid hammerheads for turning that turn into parking bays restricting access, and turning areas located adjacent to play areas.
- 5.66 Design solutions for waste management apparatus for the recycling and separation of household waste materials must be provided in relation to individual buildings. Buildings /

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

- 5.67 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.
- 5.68 Collection points for all waste and recycling facilities must be accessible for those with mobility difficulties and be designed to ensure they are safe and secure, for example, they shall be well lit.

Carbon reduction / climate change adaptation

- 5.69 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 expansion will generate on the carbon footprint of the area must be identified by the applicant.
- 5.70 Additionally, the Planning etc. (Scotland) Act 2006 places the principles of sustainable development at the heart of the plan-making and development process. This framework addresses this by its requirement for quality design, safe inter-connected movement, accessibility, integrated landscape structure and habitat network and the provision of affordable housing and a range of house types and sizes. Yet sustainable development is about more than how land is developed.
- 5.71 The Scottish Governments sustainable development strategy "Choosing Our Future" (2005) recognises that design, construction and maintenance of the environment provide significant opportunities to contribute to a sustainable future. Additionally, on the 1st of October 2010 the latest revisions of the Building Regulations were 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.
- 5.72 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 at the level of the expansion, at the neighbourhood level, at the level of the urban block and for the building modules therein, how development will contribute to meeting this national policy objective.
- 5.73 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 CO₂ emissions could involve use of the following technologies:
- passive heating
 - low emissivity, thermally efficient double glazing

- photovoltaic panels
 - thermal panels
 - ground and air source heat pumps
 - fuel Cells & Micro CHP
- 5.74 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.

SEA Requirements

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

Relationship with Natural and Historic Assets

- The masterplan must test alternative layout options where development will interface with surrounding natural and historic interests, including the SAM within the site and the area close to the Listed Buildings at Letham House, and consideration of same where relevant in respect of sites on the Sites and Monuments Record. This is to ensure development will preserve and / or enhance the context and setting of these assets.

Relationship with Biodiversity and Natural Heritage

- The masterplan must test alternative development layouts in the vicinity of Letham Burn and St Laurence House Burn where water voles have been recorded. This is to inform the ways in which potential impacts on this habitat and the ecology and amenity of the area will be conserved and enhanced.

Urban Edge Treatment

- The masterplan must test alternative edge treatments for the boundaries of the site, particularly at its northern, eastern, southern and south western boundaries. This testing is to demonstrate how the expansion will be properly integrated with the landscape and

townscape of the area. The masterplan will also be expected to bring forward appropriate edge treatments within the site, and these too shall be investigated.

Pre-application Consultation

- 5.78 Scottish Government Circular 4/2009 seeks to ensure that communities are better informed about development proposals and that there is an opportunity to contribute views before a formal planning application is submitted to the Planning Authority. This is particularly true for major development proposals such is the type to which this Development Framework relates. People still have an opportunity to have a say in the form of development that takes place once its principle has been established through the Development Plan.
- 5.79 The applicant must submit with any planning application and masterplan for this site a pre-application consultation report, describing the pre-application consultation measures used and how the outcome of these has influenced the design solution. PAN81 suggests ways to help undertake and improve community engagement. The Planning Authority will check if 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.

6.0 DESIGN REQUIREMENTS

- 6.1 The masterplan must describe and illustrate the three-dimensional urban form of the expansion. 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, as well as the size, massing, proportion, positioning and scale of buildings and groups of buildings, and indicative materials and colours to be used. The requirements for the design of the expansion are set out below.

Landscape & Urban Edge Treatment

- 6.2 The applicant must submit to the Council for approval a Landscape & Visual Impact Assessment, tree survey and landscape framework for the entire allocated site – all works shall be consistent with BS 5837: 2005 Trees in relation to construction recommendations. 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 expansion with its context, and ensure it will complement wider landscape objectives by:
- Complementing and enhancing the landscape character of the area and extending it through the expansion to connect existing features as part of a network;
 - Integrating the landscaping framework and core path network to provide landscaped routes that give access through the expansion and to the countryside and town;
 - Defining new settlement boundaries that provide an appropriate transition between town and country as well as an attractive setting for the expansion;
 - Incorporate existing views from, over and to the expansion to create attractive vistas across, to and from it to existing and new landmarks;
 - ensure that an appropriate micro-climate is created in the expansion, including maximising the opportunities offered by the south facing slope;
 - Incorporate, enhance and extend existing habitats on and around the site such as existing woodland, water bodies and planting and link them to a network new ones including new woodland, meadow, grassland and wetlands.
- 6.3 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 expansion, 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 Section 3 above and at Appendix 3.

Boundary & Structural Landscaping Treatment

- 6.4 The landscape framework shall provide a setting for the expansion in the wider landscape as well as for its individual development areas. To ensure it is properly integrated with its surroundings it will link with existing woodland and habitats around the site, consistent with SPP. Within the site the framework will fragment the build and allow key views to be retained and created. Green wedges and fingers will be provided alongside the St Laurence House and Letham Burns to create landscaped linear features penetrating the expansion from its edge to its core that allow habitats to be extended and enhanced. These features will be part of the habitat network, and will create the spine for the woodland / habitat / green space / movement network. Landscape connectivity shall also be ensured by linking the landscape framework and landscape planting at the site boundaries to the various levels of green space around each development area.
- 6.5 In order to create a landscape setting for the expansion, it is a requirement that woodland structure planting be undertaken at an early stage in the development. To this end the applicant must agree with the Planning Authority the provision of and a programme for the hierarchy of all planting on the site and agree management principles for each of the different types of landscape treatment. 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.

Treatment of the New Urban to Urban Edges

The West Road

- 6.6 The West Road edge shall be designed to complement the existing character of West Road in the town. Within the town existing plot boundaries generally comprise a combination of low stone walls topped by hedges, with larger buildings set behind with their plots offering vehicle turning in curtilage so that frontage can be offered to the road. This treatment will be acceptable alongside the West Road edge of the site provided vehicle turning space is available within new plots and agreement is reached with the Head of Transportation on these matters, following agreement on the specifics of the site access arrangements.
- 6.7 The existing hedgerow at the northern site boundary is an agricultural one and is not suitable for a new residential area, and the type of landscape treatment described above shall replace it. The northwest corner of the site beside the existing stand of trees at the entrance to Letham House is very important, as it will be a key view of the expansion and new entrance to the town. A suitable design for this part of the site that provides an attractive entrance to the town as well as a sense of welcome is required. Any development adjacent to the groups of TPO trees at the north eastern boundary shall comply with BS 5837: 2005 Trees in Relation to Construction. This grouping of protected trees shall be linked with the wider landscape / woodland and open space network.

The Pencaitland Road

- 6.8 A key feature of the southern edge of the expansion will be to complement the informal groupings of dwellings at Letham Holdings on entering the town. The integration of new dwellings into this attractive approach shall be achieved by introducing buildings that face the road with planting and landscaping that includes areas of trees to be positioned to integrate visually with the existing trees to the south. As such, new boundary treatment should comprise roadside hedgerows with some open space and specimen trees behind to

retain a green edge to this boundary and a rural feel to the landscape in this transition area between town and countryside. Hedgerows on site should be retained and any gaps planted up. Landscape treatment including hedgerows and planted areas at the entrance to the site are required. The effect of landscape treatment at this edge shall be to provide glimpses through planting of the new edge of Haddington as one travels along the Pencaitland Road.

Letham House Edge

- 6.9 The wooded avenue to Letham House has an attractive character that would be harmed if new buildings were located too close to the avenue boundary. New buildings must be set back from this to retain the character and setting of the avenue and an area of grassed open space with specimen trees, shrub planting and a footpath will also be provided. It will link to the Letham Burn linear park and footpath. This landscape buffer will vary in width to avoid a corridor effect, and will allow access for maintenance to the trees.

South West Field

- 6.10 While most of the site has well defined boundaries - e.g. roads, existing housing, woodland etc - the southwest boundary of the site (between Letham House and Black House) adjoins open fields. There are prominent views toward this area from the Pencaitland Road and Letham smallholdings and therefore the use of timber fencing as boundary treatment here will be inappropriate. Boundary treatment will be similar to that at the Pencaitland Road edge and it will consist of a hedgerow with specimen trees. This will create a defined edge to the expansion that will also link with the linear park along the Letham Burn. Native species of tree suitable for a location next to housing will be required.

Internal Treatment

- 6.11 Within the expansion landscape treatment will complement the access hierarchy and the intended character of place. The principal distributor road should be characterised by boulevard tree planting with verges, segregated footways / cycleways and low hedges on either side of the road. General access roads must include specimen tree planting and segregated footways / cycleways. Treatment of tertiary streets will conform to Council Design Standards for New Housing Areas.

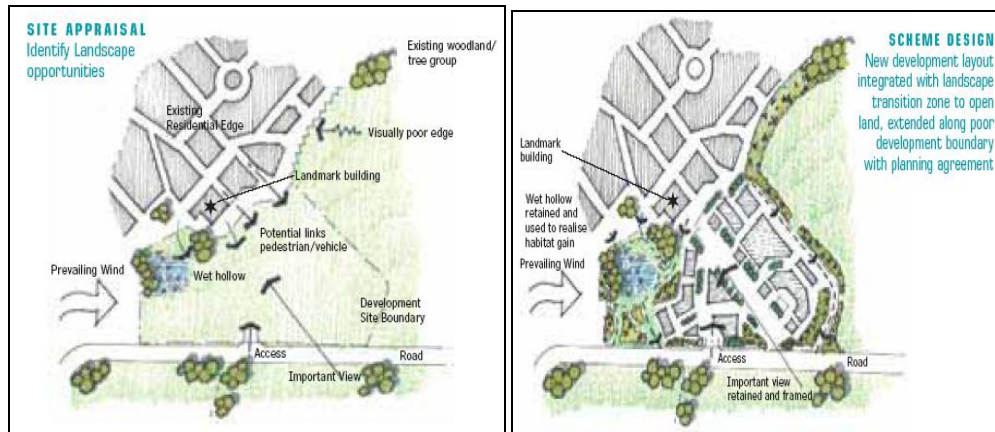
Urban Edge Treatment

- 6.12 Consistent with SEA requirements the masterplan must test alternative edge treatments for the expansion, particularly at its northern, eastern, southern and south western boundaries. This testing is to demonstrate how the expansion will be integrated with the townscape and wider landscape to minimise its visual impact and bring about a positive impression. The masterplan will also be expected to bring forward appropriate edge treatments within the site. This testing will form part of the assessment of alternative required by SEA.

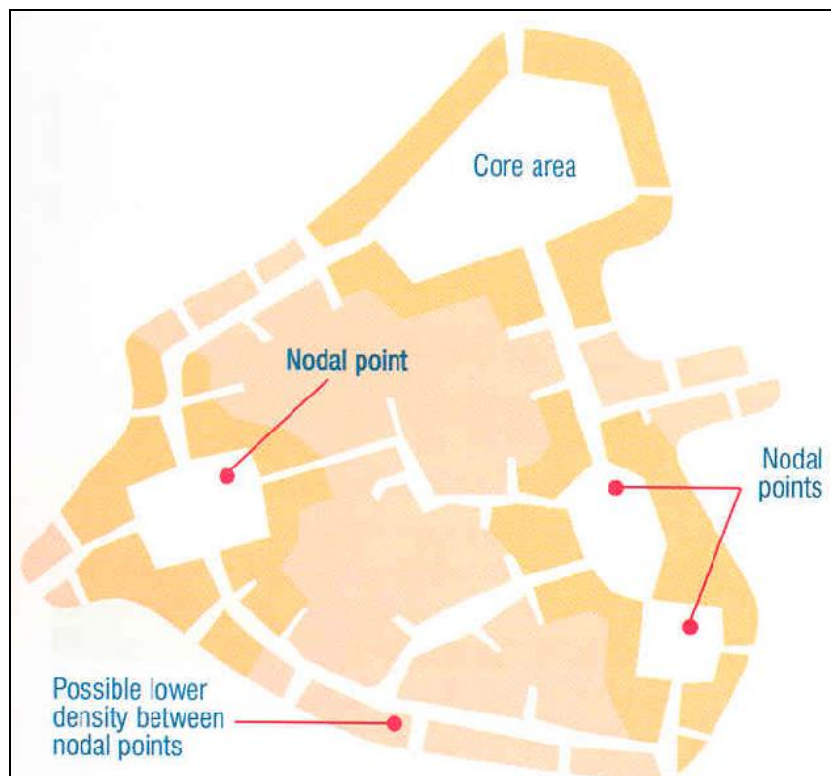
The Layout of Development

Design Principles for the Urban Structure

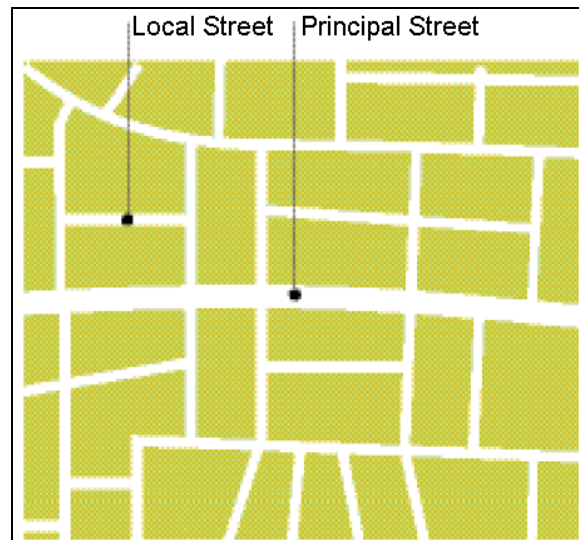
- 6.13 The urban structure of the expansion must respond to the contextual analysis of the site and the landscape framework to ensure that a sense of place will be retained and can be created; it will selectively identify areas for development accordingly. It will integrate with and respond to the landform 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 use. It will 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 following example.



- 6.14 To produce a sense of place the urban structure of the expansion will be ordered and understandable, creating focal points for residents. Focal points will be main public spaces and these will be the local centre and parkland. 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 Council's preference is for a location next to the primary school for the local centre, with the other focal points situated in highly accessible locations, including the provision of linear parks along the burn corridors. Focal points will be large, accessible and active spaces that are connected to one another by clear routes and they will be provided in locations where primary movement routes cross, as shown in the example below.

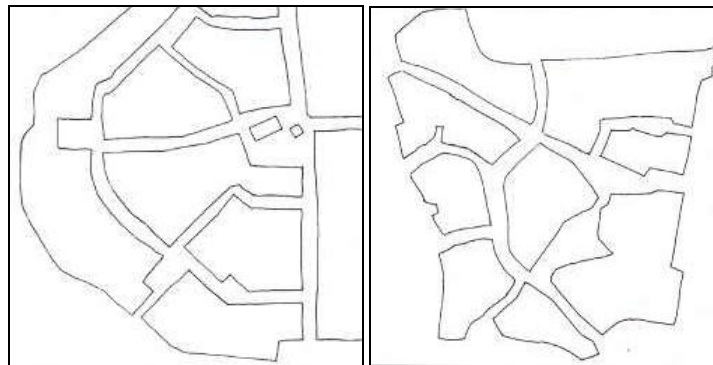


- 6.15 The expansion will be ordered around its focal points, connecting them with an inter connected layout of streets. This layout will define areas for development, providing 'development blocks' for housing, open space and other land uses. Principal streets will define 'neighbourhood blocks', which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



6.16 However, once the generalities of the land use and movement strategy have been arrived at, the structure of the expansion will then be defined by a layout of buildings that create the spaces within which the movement routes, public spaces and streets will be accommodated. As shown in the examples below the layout of buildings must:

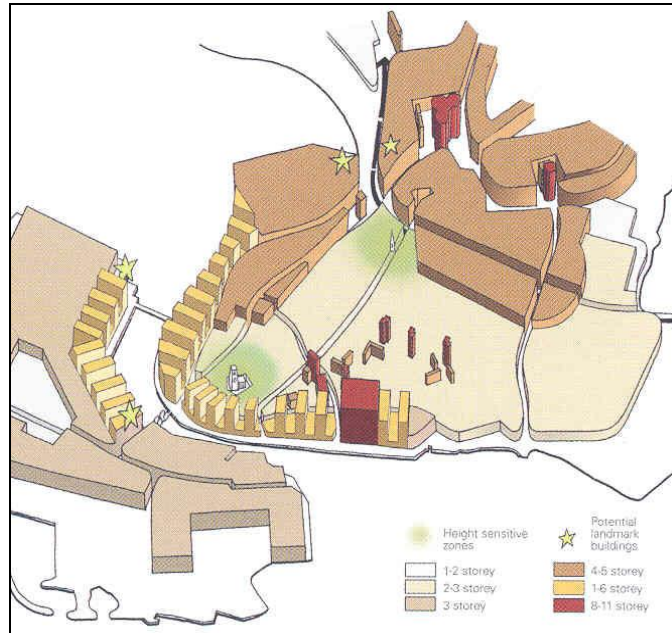
- Produce an interesting and distinctive environment where key linear routes, curve, taper, widen, narrow and change direction;
- Define public from private space and protect private space, using building frontages wherever possible;
- Overlook public spaces with principle active facades; and
- Occupy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



6.17 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.

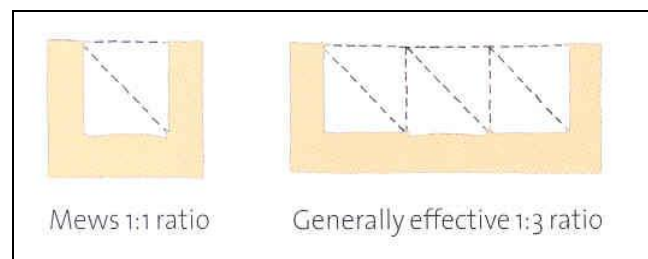
Building Heights

6.18 Development no taller than three storeys will be permitted and the agreed 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 expansion and settlement as well as the role that such verticality will play in the townscape of the expansion itself (See para 6.27). 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 following example.



Enclosing Public Space

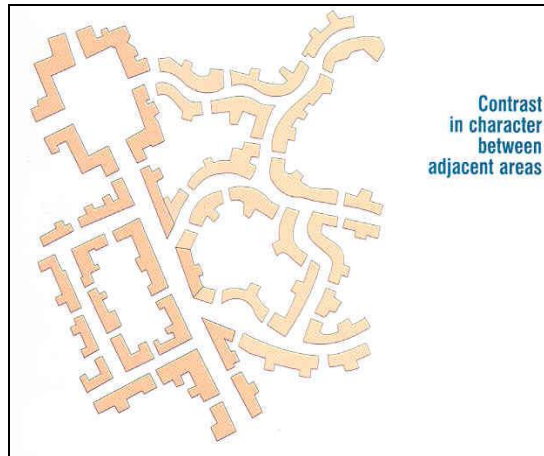
- 6.19 The design will ensure that a positive relationship between buildings, the landscaping framework and public space is created at all times. This will be achieved by building layouts that enclose public space. The height to width ratios below provide a guide for creating enclosure.



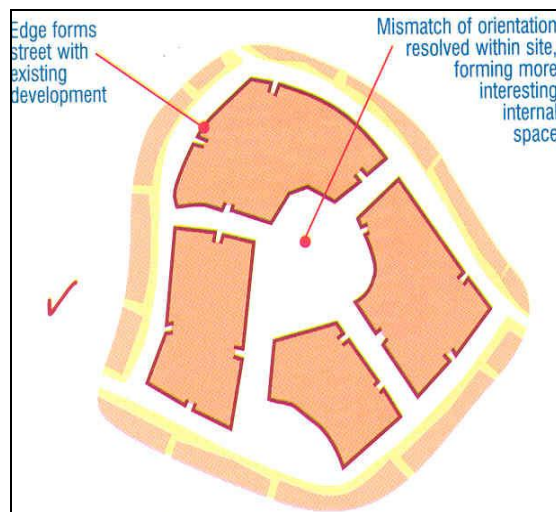
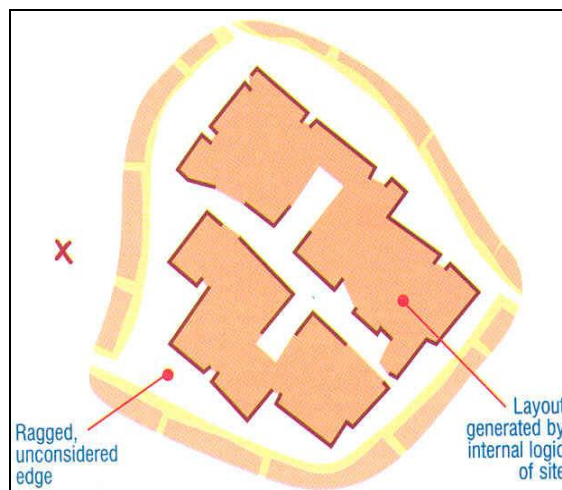
- 6.20 At higher density judicious use of continuous built frontage and complementary landscaping is required. At lower density, where buildings may be more dispersed, landscape treatment, including trees, hedges, walls and railings will be used to define public space, and thereby retain continuity and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

Positioning Perimeter Buildings

- 6.21 An objective will be 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, the focal points of the expansion. This will help provide a sense of place and welcome and help people find their way around the expansion and to key destinations in it.



- 6.22 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 expansion. Only by giving direction to this can the masterplan create a design strategy for the expansion 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 therefore establish the 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.



- 6.23 The masterplan must also clearly establish the design parameters that will ensure such a cohesive built environment will be produced. It must 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

- 6.24 The masterplan must establish the building types that will be grouped together in particular areas of the site. This is to help demonstrate how a full range of dwelling types and sizes required will be delivered, and to ensure appropriate building types are grouped in the layout to create different 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 hedges / walls, is minimised. The masterplan will direct the use of building groups in the expansion, consistent with the proposed urban grain and character, to ensure the overall urban design strategy is clearly conveyed.

Character Areas

- 6.25 A development of this scale must provide a range of character areas in order to provide a choice of mixed tenure residential environments and to create places in the expansion that have their own identities. The masterplan will provide three dimensional design concepts for these areas, as set out at paragraph 6.30 below. These will be used to formulate and assess detailed 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 highlights key natural and physical features of the area, including key public views.

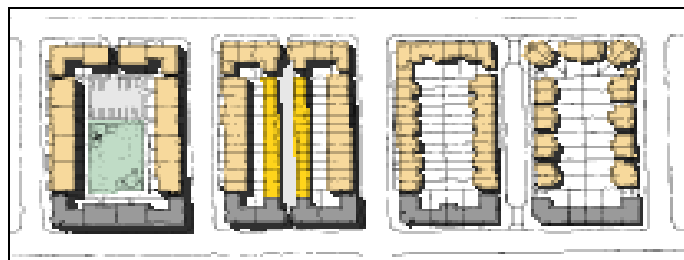
Housing Density: A Compact Urban Form

- 6.26 The expansion 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 dwelling 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 expansion that support the urban design strategy.

- 6.27 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 expansion, 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 dwelling types and sizes are required in all tenure groups. The masterplan must describe and illustrate how and where the range of densities will be met at the site to satisfy the overall density requirement and the other design objectives.

Creating the Urban Grain – The Framework of Plot Subdivision

- 6.28 The urban grain is the pattern and arrangement of development blocks and plots. It can vary and is related to the extent an area's pattern of development 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 expansion, as this will be fundamental to its ability to control the future form of development and the distribution of dwelling types and sizes. For example, flatted development will require a course grain while terraced and semi-detached / detached houses will require a fine 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.



- 6.29 The applicant must demonstrate to the satisfaction of the Council that all development blocks can accommodate all 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 750 dwelling requirement will be met.

Describing & Illustrating the Third Dimension

- 6.30 The masterplan must convey the three-dimensional vision for the expansion and be capable of controlling the phased delivery of development to that end. In addition to the information required above, the masterplan will describe and illustrate the three dimensional **design concepts** for the **treatments to be used at the site 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 expansion.

Dwelling Design

- 6.31 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 expansion. Building designs in keeping with the heritage of the area are required. This can be achieved by the selective use of skews, dormers and mock stacks, as well as materials, such as 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



- 6.32 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 requirements should be met:

- Many roofs will be visible from public places such as West Road and Pencaitland Road. Roofs should not be visually intrusive because of their colour and dark coloured slate or similar material, which predominates in Haddington, should be used. However, where buildings are situated closer to the countryside at Pencaitland Road some limited use of clay pantiles, or modern equivalents will be acceptable.

- Most buildings in Haddington have external walls that are either of natural stone or are rendered or harled. Use of brick as an external material is rare. Facing brick shall not therefore be used to clad the elevations of buildings.
- Where render is used its colour must be carefully considered in relation to both the individual building and neighbouring buildings. The aim should be to use colour and tone as a part of the overall design to emphasise groupings of buildings, rather than the product of a house builder or house types. Colours should be considered at an early stage in the design process. Whole groups of dwellings/buildings should not be all of the same colour. Instead a range of colours taken from a complementary palette of colours must be used. Colours shall take reference from traditional colours and tones used in Haddington.
- External elevations shall be simple in design and detailing, be uncluttered and avoid unnecessary detailing.

6.33 The applicant must agree with the Planning Authority a conceptual 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 help 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 applicants 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

6.34 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

6.35 The new local centre will be the most active space within the expansion and it is essential that its design quality and accessibility reflect this role and its wider community function. 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. The masterplan must convey the design concept for the local centre. The Council's design requirements for this are set out below.

Access & Movement

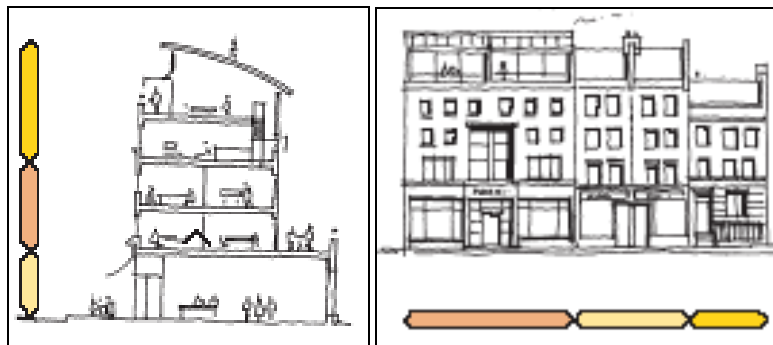
- 6.36 Local centre premises must be serviced in such a way that best fits the urban structure while allowing a direct commercial frontage for local centre buildings and minimising the risk of pedestrian and vehicle conflict.

A Compact Layout

- 6.37 The new local centre will 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

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



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

The Local Centre's Public Space

- 6.40 Local centre buildings shall address and define a 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 adjacent mixed use buildings.
- 6.41 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.
- 6.42 The pedestrian friendly 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, a water feature, or a well landscaped public space using high quality materials.

- 6.43 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

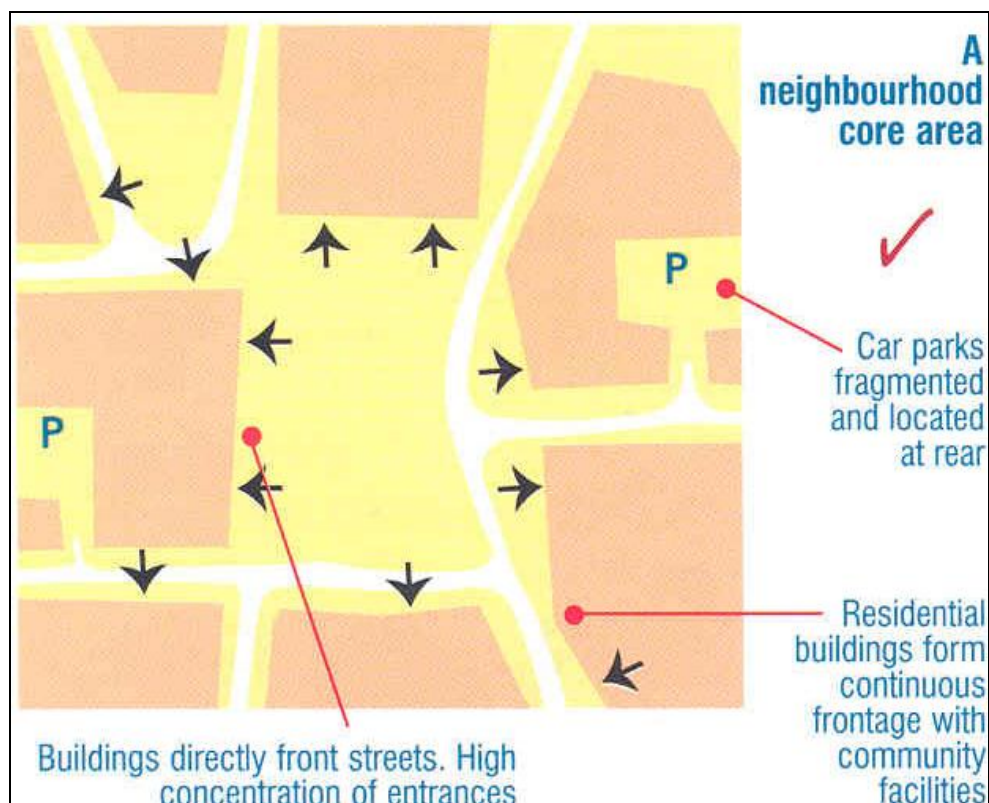


Areas for seating and rest



Local Centre Car Parking

- 6.44 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.



- 6.45 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 trees should be used to define prominent boundaries.

School Design

Integration as part of the Local Centre

- 6.46 The new school will be a part of the local centre and it is expected to interface with it. For example, a facade could read as a part of the local centre streetscape with pedestrian access provided to the school from the local centre public space. If the 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.



- 6.47 In general terms the new Primary School requires to be enclosed for security purposes. The nature of enclosure will be dependent on surrounding land uses and this will be established through the masterplan process. Where there is a strong urban relationship then the use of walls with fencing above may be appropriate. Other boundary treatment may include the use of fencing within a landscaped setting including, for example, large and small trees and hedgerows to emphasise the landscape setting of the school within an otherwise predominantly residential landscape.

Design & Access Statement (Inclusive Design)

- 6.48 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.
- 6.49 While PAN78 acknowledges that it is not always possible to design a residential area where all dwellings are inclusive, its expectation is that applicants 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.
- 6.50 The applicant must therefore demonstrate how inclusive design has been factored into their proposals. 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

- 6.51 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.

7.0 IMPLEMENTATION

- 7.1 Development of the expansion will be dependent on the timely provision of adequate on and off site permanent infrastructure capacity e.g. education, roads and drainage. This is to comply with the policy framework of the Edinburgh & the Lothians Structure Plan 2015, in particular Policies HOU5, RET5 (f) and IMP4. All phasing and timing parameters will be dependent on agreement between the applicant and East Lothian Council on all aspects of the proposals. This agreement will be reflected on phasing plans that will be submitted together with the masterplan, which will also identify locations for the provision of items whenever appropriate.
- 7.2 It is expected that site development will be phased north to south to deliver necessary infrastructure and to allow vehicle access from the west without having to pass through the town centre. Within the site, locations will be identified and agreed with the Executive Director of Community Services for provision of affordable housing land. Similarly, the location of the primary school will be agreed with the Executive Director of Education and Children's Services. The timing for the provision of roads and footpaths etc as well as public transport access opportunities will also be agreed with the Head of Transportation. The delivery mechanisms, phasing and timing for the provision of all on site and off site infrastructure must be agreed between the applicant and the Council and other relevant consultees, and specified by the phasing plan and, where relevant, the masterplan and in any legal agreement.
- 7.3 The agreed masterplan will therefore include a delivery schedule that establishes the phasing and timing programme for the expansion and describes and illustrates the nature, location and scale of development to be delivered both on and off site. It will include the start date and projected dwelling completion rates for market and affordable housing, the phasing and timing for the provision of education capacity, the local centre, the transportation works including completion of the new link and loop roads, footpaths and cycleways and Safer Routes to School. This also applies for the provision of drainage infrastructure, recreational facilities, landscaping and open space etc. This schedule will be agreed with the Council in advance of any submission. These parameters and provision of items will be secured through use of planning conditions, suspensive conditions, Grampian planning conditions, commuted sums and, if necessary, through the use of a Section 75 legal agreement.

8.0 MASTERPLAN OUTPUTS

- 8.1 Development of this site will take a number of years and may be undertaken by different developers at different times. The masterplan will establish a robust three-dimensional design strategy to co-ordinate future planning applications for the entire allocated site and to ensure consistency of design. As Designing Places states, masterplans must describe and illustrate proposals in three dimensions, establishing the vision for the place and how it will be realised, setting out the phasing, timing and basic economic assumptions of development. This is to ensure development can be delivered in the planning, design and commercial context, and also to provide the basis for the legal agreement. It 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.
- 8.2 As a minimum therefore, the masterplan must describe and illustrate the following:
- How the masterplan design has been informed by the contextual analysis of the site and its surroundings, including how the landscape framework and urban structure of development will integrate with and respond to the landscape, landform and urban form of the area;

- The development strategy, including the access and transportation requirements, the use of building types, the location and nature of proposed land uses, the landscape and open space strategy for the site, and any key public views as well as the nodes and focal points that must be retained and created and, where possible, incorporated into principal public spaces;
- The places in the expansion where activity will be focused (e.g. the local centre, any other mixed use areas, the key nodes and the school) and the locations for the variety of development densities in the range and the building heights across the entire site;
- The proportion and location of building types, including indicative house types, sizes and tenures, and the integration of affordable houses, as well as the provision, location and means of integrating housing with any other uses;
- A well connected movement framework that supports all access requirements for the entire site, 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 as well as 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, capacity, size and shape of all individual development areas, and the indicative framework of plot subdivisions for each;
- Design concepts for the main public spaces and thoroughfares and each of the character areas, including indicative building designs, heights and the typical streetscapes, and the palette of materials and colours to be used in each;
- Indicative building designs, colours and materials to be used on buildings to secure cohesive and harmonising development areas;
- Three dimensional design concepts, including cross sections and axonometric views of the public spaces and character areas, illustrating the sequence of public spaces and views created by the building layout and their visual relationship with proposed focal points;
- Visualisations and descriptions for the form of the new local centre and information on its proposed vertical and horizontal land use mix;
- How the design seeks to minimise resource consumption in its response to the contextual analysis through layout and building design, while complementing other design requirements;
- How the design makes provision for flood management and can accommodate appropriate mitigation if required in areas identified as being at risk of flooding.
- The type, location and incorporation of Sustainable Urban Drainage Systems and the required provision of waste recycling facilities;
- The location of visible utilities infrastructure housings, including electrical sub-stations and gas compressor stations.
- How the various development phases will be brought forward to ensure an overall consistency of design and layout, and the provision of shared infrastructure;
- How the proposal will be implemented setting out the phasing, timing and basic economic assumptions of development;

8.3 The masterplan must also include a phasing plan for delivery of the development and its enabling and supporting on and off site infrastructure capacity.

9.0 PLANNING PERMISSION(S)

9.1 To ensure the delivery of an integrated design solution, planning permission(s) will only be approved for proposals that comply with a masterplan approved by East Lothian Council for the entire allocated site. The masterplan may be followed by an application for planning permission in principle or a full planning permission for all of the entire area allocated for

750 dwellings to allow the necessary legal agreement to be put in place. The masterplan should however be agreed in advance of a submission for planning permission and will therefore be the subject of in-depth pre-application discussion between the applicant and council officers.

- 9.2 A Design Statement consistent with the principles of PAN68 must accompany the masterplan at the time of its submission. Both must relate to the entire allocated site and be submitted prior to or as part of any planning application. They must also conform to this Development Framework, to the Local Plan and to the Council Design Standards for New Housing Areas, and will observe the principles of the Scottish Executive publications 'Designing Places' and 'Designing Streets'.
- 9.3 The submission will also be informed by and be consistent with the advice given in documents such as Planning Advice Note 44 (Fitting New Housing Development into the Landscape), PAN67 (Housing Quality), PAN78 (Inclusive Design), PAN 83 (Masterplanning) and the Council's Design Standards for New Housing Areas and the most up to date East Lothian Council 'Standards for Development Roads' or equivalent document.
- 9.4 It is recommended that the applicant discuss the content of these with relevant council officials during pre-application discussions. At the time of submission of any application for full planning permission, submission of a Design Statement(s) to demonstrate compliance with the approved masterplan will be required.

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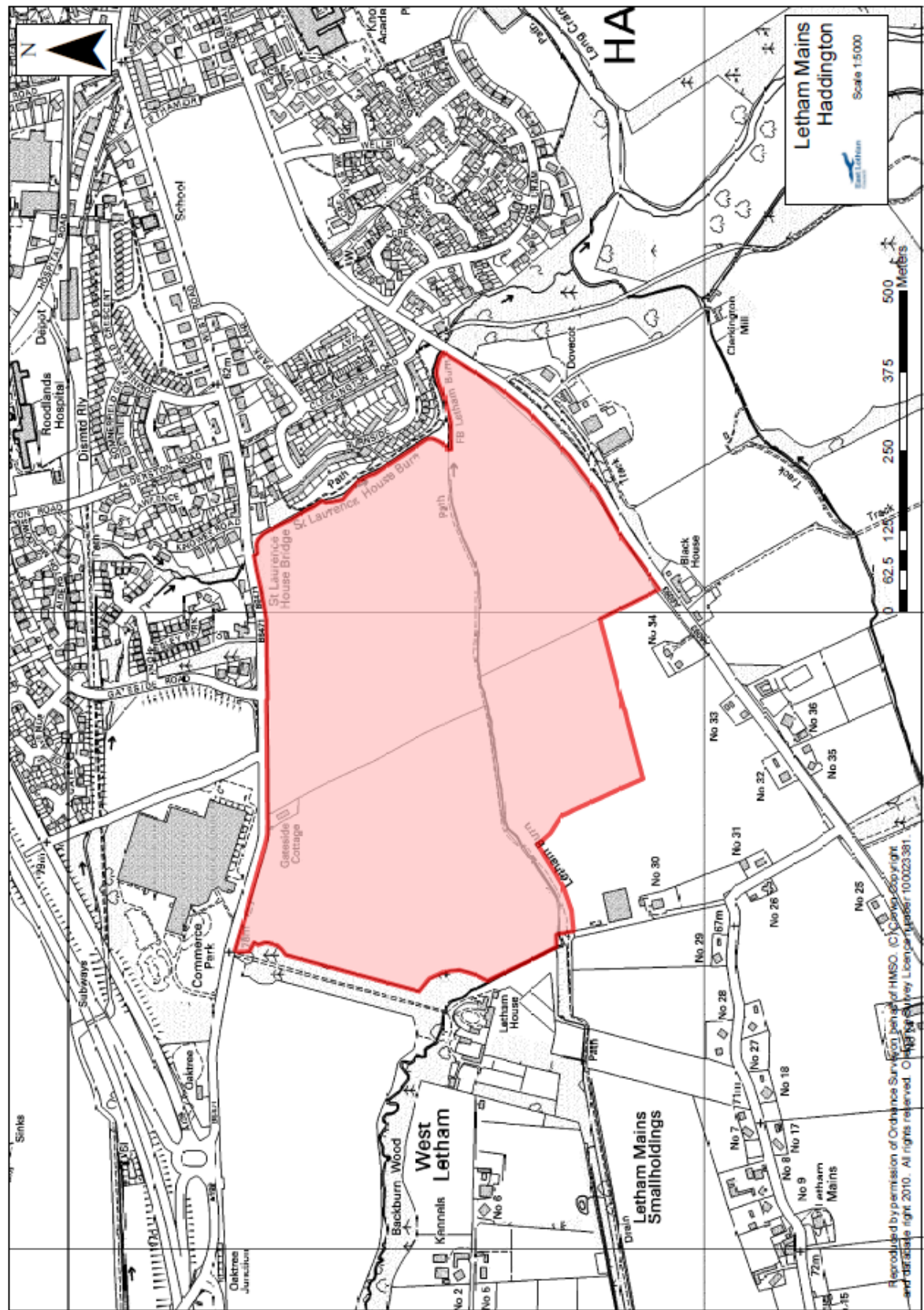
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LOCATION PLAN



CONTEXT PLAN

