

*Development Framework
Pinkie Mains, Musselburgh*

**THE
EAST LOTHIAN
LOCAL PLAN 2008**

**Supplementary Planning Guidance 4
Director of Environment**

**East Lothian
Council**

**Environment Department
Planning & Building
Standards**

**Development Framework
for**

**Pinkie Mains
Musselburgh**

**East Lothian Council
John Muir House
Court Street
Haddington
East Lothian
EH41 3HA**

11th November 2008

CONTENTS

1. The Purpose of the Development Framework

2. Background

3. The Vision for Pinkie Mains

4. Contextual Analysis

5. Development Requirements

Movement

Housing

Education Provision

Other Community Uses

Public Open Space

Built Heritage

Biodiversity & Natural Heritage

Other Infrastructure

6. Design Requirements

The Urban Form

Landscaping

7. Sustainable Development and Energy Efficiency

8. Implementation

9. Masterplan Outputs

10. Planning Permissions

11. Appendices

12. Maps

Development Framework Pinkie Mains, Musselburgh

1.0 PURPOSE OF THE DEVELOPMENT FRAMEWORK

- 1.1 This development framework for Pinkie Mains Musselburgh has been prepared by East Lothian Council to set out the land uses expected for the Pinkie Mains local plan allocation and how the Council requires the site to be developed.
- 1.2 The developer(s) of the site will then prepare a single Masterplan for the entire allocated site, consistent with this Development Framework. The Masterplan must describe and illustrate how the development requirements, design principles and submission requirements of this Development Framework have been satisfied.
- 1.3 East Lothian Council approved this Development Framework on 11 November 2008 adopting it as Supplementary Planning Guidance to the policies and proposals of the East Lothian Local Plan. It will be a material consideration in the determination of any planning applications for the allocated land.

2.0 BACKGROUND

- 2.1 Land at Pinkie Mains Musselburgh is allocated in the Finalised East Lothian Local Plan 2005 for approximately 450 houses and associated development thereby meeting the requirements of Policy HOU3 of the approved Edinburgh & Lothians Structure Plan 2015. A development of this scale requires to provide a range of housing types and tenures including affordable housing as well as public open space, play areas, pedestrian and cycle routes and to be accessible to public transport. Map 1 shows the site.
- 2.2 The Scottish Executive's Scottish Planning Policy and Advice requires land and resources to be used efficiently and in the interests of sustainable development. Key policy objectives include planning for integrated transport, providing mixed use developments, and providing a full range and choice of housing types, forms, sizes and tenures. The Executive also places great emphasis on improving the design of all new developments to reflect the character of the area in which the development is to be located, making new communities safer and more inclusive, and providing new residential streets which are both attractive and safe for all to use.
- 2.3 New housing development will produce mixed communities where opportunities to live, work and recreate are located side by side. This must be achieved at higher residential densities by designs that respond to the context and qualities of a site. New development will create positive relationships between buildings to produce a sense of place, identity and welcome, and to clearly define public and private space. It will be legible, adaptable, of a human scale and sustainable. Fundamental to this is a network of well connected, attractive and enclosed public spaces that are safe, pleasant, and easy to move around, especially by foot and cycle.
- 2.4 The Government Policy Statement for Scotland, Designing Places identifies the elements of the '*Design Tool kit*' and the sequence in which they must be applied. A Development Framework helps deliver planning policy requirements by setting out the main planning and design principles on which development of the site will be based. The subsequent Masterplan will conform to the Development Framework. This Development Framework sets development and design requirements for the

housing land allocation at Pinkie Mains along with a contextual analysis of the site and its surroundings.

3.0 THE VISION FOR PINKIE MAINS

What sort of place will Pinkie Mains become?

Pinkie Mains will become a distinctive new housing area for Musselburgh linking Pinkie Braes and Pinkiehill. Responding to the characteristics of the site and integrating fully with the existing town, it will provide an extensive range of good, well designed and sustainable houses and apartments for a range of new residents. There will be a mix of tenures, housing densities and house types across the site but the housing layouts, road hierarchy and different groups of houses will be coordinated to ensure an overall unified development. Houses will overlook streets, social interaction between residents will be encouraged by design and focal points and legible landmark buildings will be provided. All buildings and spaces along the main public routes within and on Pinkie Road will define the new development by providing a recognisable, well designed and welcoming new townscape. On Pinkie Road this will mean new homes located behind the wall and the existing trees. The southern edge of the site will be laid out to protect key long distance views of Arthur's Seat and Inveresk Parish Church from both the railway and the higher ground of the site. Many of the new houses will also gain a sense of place from views from the higher ground over Musselburgh, the Forth and Fa'side Hill.

The development will be sustainable. It will allow bus access with stops placed at points to encourage residents to use public transport. It will demonstrate the application of energy efficiency in materials, design and layout and will incorporate on-site zero and low-carbon sources of energy equipment. Two road junctions on to Pinkie Road and a secondary circulation loop will collect vehicular traffic from the internal streets within the development. Most of these streets will be designed as home zones and will permit a distinctive housing layout of people friendly streets with traffic unable to exceed 10 mph. Home zones will be actively used by people as well as vehicles. Private parking will not be directly in front of houses but will be directed towards dedicated parking and garage areas. All streets will be connected to allow multiple route options. There will be very few, if any, culs-de-sac. There will be good quality pedestrian and cycle connections throughout the site designed to take people where they are likely to want to go and onto good quality existing footpaths in the locality including to Wallyford railway station. Good design and layout will ensure that public spaces will be determined by the layout of new buildings and not by roads. Building layout and orientation will ensure public space is well defined from private and that a sense of place and welcome is created. Building design will take reference from local architectural character and tradition, with the emphasis on simplicity of style.

Existing individual and groups of trees on the site and on the edges of the site will be retained and incorporated as key landscape components of the overall site layout.

A local convenience store will continue to provide for the needs of local residents.

4.0 Contextual Analysis

4.1 Musselburgh is the largest town in East Lothian with a population of approximately 22,000. When complete Pinkie Mains is expected to add some 1000-1200 additional residents. Residents will be able to walk into the town centre (approximately 10

minutes) and to Pinkie St Peters Primary School and Musselburgh Grammar which are the schools that will serve the site. With the exception of the existing farm shop, to be replaced within the site, the next nearest shops are at Pinkie Braes, Levenhall and in Musselburgh town centre. Although Edenhall hospital is nearby it is expected to be relocated to new facilities at Mall Avenue.

- 4.2 The Pinkie Mains site is good quality agricultural land located between two established post war housing areas at Pinkiehill and Pinkie Braes. Frequent bus services on Pinkie Road serve Musselburgh town centre, Edinburgh and east to Wallyford and the rest of East Lothian. Wallyford railway station, which serves Edinburgh and the North Berwick line lies approximately 700m to the south west of the site.
- 4.3 The site has been the mined for coal in the past and the Council has accepted that those areas most severely affected by former mineral workings are unsuitable for built development. The lower northern and upper southern parts of the site are separated by a break of slope, too steep to permit construction, that runs diagonally from SW to NE across the site. There are long distance views, particularly from the upper parts of the site, towards Inveresk, Arthur's seat and Edinburgh, the Forth and Fife and to the Fa'side ridge. The East Coast Main Line passes to the south and the public views of Edinburgh and Inveresk from the south of the site and from the railway are important.
- 4.4 There are mature trees on the site that form an important part of its landscape setting. Following assessment of their condition tree management work was undertaken in 2006 including felling damaged trees and early replacement planting. Those to the south of the site are landmark trees important to the setting of the site and to wider views. On Pinkie Road, Pinkie Mains farmhouse is the oldest property and its surrounding high stone walls are a feature of Pinkie Road, which is lined by walls. The mature trees and the wall east of the farm aligning Pinkie Road are established local landscape features to be retained.
- 4.5 The architectural context of the site is mixed. Pinkiehill Crescent to the west comprises 1950s two storey semi detached or four in a block houses of solid and uniform appearance with pitched roofs and chimneys. The 1970s housing at Pinkie Braes to the east comprises a dense mix of houses and blocks of higher and distinctive flats with two storey terraced housing adjacent to the site. Adjacent to the north east corner of the site is a grassed area with planning permission for new affordable housing development. Musselburgh is a historic burgh with a fine legacy of architecture in its central and riverside areas and the nearby village of Inveresk contains a high quality townscape. Inveresk, Edenhall, Pinkiehill and Pinkie Braes extend south into the fields towards the railway line leaving open fields important to longer distance views and to maintain a distinction between Musselburgh and Wallyford to the south of the railway. The Pinkie Mains site southern boundary is designed to reflect this form of development and respect the wider views. The design and layout of the site must therefore allow for views over the site towards Inveresk, Edinburgh and the Forth as well as towards Fa'side to retain a sense of place. It will incorporate the important natural and physical features that exist in and on the edges of the site and integrate with existing paths and to Wallyford station.
- 4.6 The current crime profile of this area is slightly higher than the East Lothian average. The economic characteristics of local housing areas show that the area is below the Scottish average on the measures of the Scottish Indices of Multiple Deprivation. The crime profile of the area identifies the main crime to be vandalism (cars and house windows). Details are contained in Appendix 2.
- 4.7 Map 2 shows the wider context of the site within Musselburgh and Map 3 shows the context within the site.

5.0 Key Site Constraint – Past Mineral Activity

- 5.1 The site falls within an area that has a long history of coal mining. It will be for the developer to consult with the Coal Authority to establish the extent and history of mining operations in the area including the possibility of contamination. The Council must be satisfied that the former mineral workings have been consolidated and the site can be built upon. Where any parts of the site are not suitable for building these areas, suitably and safely treated, can be used as recreational public space.

6.0 Environmental Impact Assessment

- 6.1 Pinkie Mains will be developed as housing. The site is not designated as a sensitive area. Assessed against the criteria of Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 1999 which lists developments likely to have a significant effect on the environment, there is no requirement for Environmental Impact Assessment.

6.2 Strategic Environmental Assessment

- 6.3 This development framework was screened by the SEA gateway in August 2007 and does not require to undergo strategic environmental assessment.

7.0 DEVELOPMENT REQUIREMENTS

- 7.1 The Vision requires the provision of a sustainable and integrated expansion of Musselburgh at Pinkie Mains. It puts good design and layout – urban design, landscape design, street design architecture, sustainability and linked streets, paths and open spaces, at its core. This section looks at how a good layout will be achieved with the following section, Design Requirements looking in more detailed at design. Reference should be made to Map 4 which shows the principles of development on the site.

Movement

Transport Assessment

- 7.2 The potential trip generation from 450 dwellings at Pinkie Mains is considerable and is likely to impact on traffic movement elsewhere within Musselburgh. The developer must address this in a Transportation Assessment for the overall development consistent with 'The Guide to Transport Assessment in Scotland'. Details of this will be agreed with the Council's Head of Transportation. This will take account of both vehicular requirements and the main cycling and walking destinations within and outwith the site. It includes safe pedestrian and cycle access to Pinkie St Peters Primary School and Musselburgh Grammar School.
- 7.3 The only permitted vehicular access to Pinkie Mains will be from Pinkie Road which in turn distributes traffic east to Levenhall roundabout and Wallyford, and west to Dalrymple Loan and Bridge Street or Mall Avenue. The Musselburgh public transport spine gives priority to buses within High Street, Bridge Street and North High Street. The Transport Assessment must take into account the effects of vehicular traffic that may be attracted to use Salter's Road in Wallyford and the transportation impact from the land allocation for 1000 houses in the Finalised East Lothian Local Plan 2005 at Wallyford.
- 7.4 It will be the responsibility of the developers to provide any identified off-site transport improvements that are required as a direct result of forecast flows from Pinkie Mains. This will include any improvements required to ensure safe routes to school for children from the site and any required additional access improvements identified at the schools.

Access

- 7.5 All vehicular traffic from within the site will be directed on to Pinkie Road via two junctions. These will require breaks in the almost continuous wall that runs along the northern boundary of the site. Where removal is required for sightlines the wall should be rebuilt on the new line. It is impractical to achieve other vehicular accesses to the local road network in the neighbouring housing areas. Sufficient footpath and cycleway connections must be provided to neighbouring areas wherever practicable, to ensure a permeable layout. The movement strategy must also address the movement of pedestrians and cyclists throughout the site and beyond. Existing paths are identified on Map 1. It is expected that the main pedestrian movements from the site will be towards Pinkie St Peters Primary School and Musselburgh town centre and towards Wallyford railway station. The site layout must therefore ensure that pedestrian and cycle paths are provided that encourage new residents to use them to get to the places that they are expected to wish to reach. Path connections to the existing path network in the area (to the path to the south west of the site and to Galt Avenue and Delta Road) must also be provided. All paths must be designed to encourage safe access on foot and cycle to Pinkie Road for connection with the town centre and the schools. A new path link will be required to Wallyford station via the existing footbridge. To encourage their use by the residents of the new community, all paths should be on the most direct route possible and should be lit and overlooked where possible by nearby buildings. Landscaping adjacent to footpaths should be low level and well maintained. Where use of existing paths near the site is expected to increase as a direct result of the development these paths must be upgraded by the developer to encourage safe use.

Public Transport Accessibility

- 7.6 Pinkie Mains is an accessible site, located within the built up area of Musselburgh and close to existing bus routes served by more than one operator and also to Wallyford station. Existing bus services run along Pinkie Road to the north of the site and also MacBeth Moir Road to the east. Public transport should be routed into the Pinkie Mains site to encourage a reasonable alternative to the use of the private car. Bus operators will require a suitable route designed to accommodate their vehicles and minimal impact on journey times. The layout of the site should ensure that no house should be more than 400m walking distance from a bus stop. The general access loop road must be capable of accommodating buses and bus stops, suitably located to encourage access by all, should be indicated on the masterplan to encourage bus use.
- 7.7 Wallyford station is served by existing paths and residential streets nearby. There is an existing footbridge and an underpass which cross the East Coast Main Line. It is essential that the site is well connected via safe pathways that encourage new residents to access Wallyford station. An integrated bus and train 'park and choose' car park has now opened at Wallyford station. This has improved the excellent public transport services at Wallyford and the Transport Assessment must demonstrate how the residents of Pinkie Mains will be encouraged to use integrated public transport.
- 7.8 The entire Pinkie Mains site must be properly planned for from the outset with an urban design strategy that will ensure a cohesive built environment. A masterplan must describe and illustrate the three-dimensional urban form for the site. The urban form should be designed with the buildings responding to the unusual site topography and the setting of Pinkie Mains. The long distance views available from much of the site out towards the Firth of Forth and Fife; towards Fa'side Hill and Castle, and towards Inveresk, Arthur's seat and Edinburgh should be used in the layout of the site to allow views out from, and over the site and to create a sense of place. Any buildings located on the edge of the higher ground to the south of the site will have the greatest visual impact and must not block key longer views. It is therefore expected that higher buildings will be located on the lower part of the site to the north.

The masterplan should identify broad locations for buildings higher than two storey. New dwellings at the edges of the site should neither dominate nor adversely affect the privacy of, existing dwellings that back on to the site.

- 7.9 The layout must produce a legible design that creates focal points (buildings or views) within the site. As this is a single use development (except for the shop) there is no area of activity to focus the development on, but the extent of open space ought to provide a distinctive place and a focus for leisure and play activity. The site layout identified in the masterplan must be sufficiently clear for different developers to be able to develop parts of the site within a coherent overall layout and design.
- 7.10 'Design Standards for New Housing Areas', outlines East Lothian Council's guidance on designing an urban form and illustrates the principles to adopt. These will guide the preparation of the masterplan and must be followed by all developers of the site.
- 7.11 In summary the new urban form for Pinkie Mains should:
- be legible
 - be connected by a grid of movement routes designed to encourage their use
 - provide an interesting and distinctive environment that uses the site topography to create a sense of place that relates to the views across and out of the site towards Inveresk, Edinburgh and the Forth
 - define public from private space and protect private space using a perimeter of buildings around each development block
 - ensure public spaces are overlooked
 - position buildings at the perimeter (or edge) of development blocks to enclose and define public from private space
 - orientate buildings to face the street to maximise the active frontage to public space provide enclosed public space through use of continuous built frontage that avoids space visually leaking away between buildings

Streets Within the Site

- 7.12 An interconnected layout is required to maximise permeability for both vehicles and pedestrians. Culs-de-sac should be avoided wherever possible, as these do not permit a permeable layout. The design of streets should comply with East Lothian Council Supplementary Planning Guidance, 'Design Standards for New Housing Areas'. The road hierarchy for the site will comprise a secondary road access loop forming a main vehicular thoroughfare through the site. All roads will incorporate speed reduction measures by design with residential streets designed as home zones for vehicle speeds of no more than 10 mph to ensure safe shared streets. No home zone street should be further than a maximum of 400 metres from a road that is not a home zone. East Lothian Council will adopt all roads, including home zones, for future maintenance.

Housing Mix

- 7.15 In compliance with Scottish Government policy, the 450 dwellings required for the site should provide a range and mix of housing types and sizes that contribute to the creation of a balanced community. Examples of house types that should be provided include detached, semi detached, terraced, courtyards and flats. The Council must be satisfied that the masterplan and subsequent planning applications provide a full range of house types. It must also be satisfied that the mix of houses types will also achieve a range of house sizes. There should not be an over dominance of any one house type, for example, the detached house. House types should generally provide a range of sizes and tenures.
- 7.16 There is growing demand for home working, teleworking, flexible space within houses or attached workshops that allow home based employment. Developers who wish to

meet such demand on this site can consider house design that includes integral workspace provision.

Land for Affordable Housing

- 7.17 The developer must provide as a minimum, sufficient serviced land for affordable housing at the rate of 25% of the total number of dwellings. Based on a total of 450 houses, this will require serviced land capable of accommodating at least 112 affordable houses. The Council wishes to see affordable housing built at higher than minimum densities, and would accept an average affordable housing density of 35 dwellings per hectare (net).
- 7.18 Affordable housing sites must be integrated with market housing. This is best achieved by ensuring that individual groups of affordable houses are approximately 30 units in size and that groups of affordable houses are distributed throughout the site rather than concentrated in any one area. They should not, for example, be located solely in the northern half of the site. Sites for affordable housing should be located close to public transport and community facilities as residents are less likely to have access to private transport. They should be oriented to take advantage of solar gain (in habitable rooms), shelter and daylight penetration.
- 7.19 Provision of a variety of affordable house types and sizes to meet the current housing needs of the area, as determined by the Director of Community Services, will be required to ensure flexibility for future sustainability.
- 7.20 The design of affordable housing must comply both internally and externally, with the “Basic” Housing for Varying Needs design criteria as a minimum. Of these 10% of dwellings in each development must comply with the Housing for Varying Needs design criteria specifically for wheelchair users. Affordable housing developments must achieve Secured by Design accreditation. Building materials and components should be considered for their maintenance lifecycle costs.
- 7.21 Areas of affordable housing must include public and private spaces, well integrated with those of the overall housing developments. These should be clearly defined and easily maintained. Long term maintenance of areas of public open space must be agreed in advance with developers by the Director of Community Services.
- 7.22 To achieve full integration of the affordable houses within the overall development, ELC Community Services Team must be directly involved in the preparation of the masterplan for the overall development. Contact details are provided in Appendix 4.
- 7.23 The East Lothian Council Local Housing Strategy requires 80% of the total number of affordable houses to be for social rent (90 units) with the remainder (22) being provided in the form of Low Cost Home Ownership (LCHO). Affordable housing completions (circa 28 per annum) will be achieved over four years. Subsidy may be available for both social rented and LCHO accommodation though affordable housing provision must still be made where subsidy is not available. ELC Community Services will establish the type of affordable housing to come forward on the site as part of the masterplanning and design process and level of subsidy available when such information is available from relevant parties.
- 7.24 ELC Community Services Department will establish affordable housing needs in relation to house type and size required for the site and will identify social landlords able to undertake the work. This will be established following confirmation of phasing for the development of the site. Indicative phasing and implementation, including infrastructure, is based on the following indicative programme:

Audit Year	2009/10	2010/11	2011/12	2012/13	2013/14
Market Housing	0	112	112	114	0
Affordable Housing	Acquisition	30	30	25	27
Total Cumulative Completions	0	142	284	423	450

EDUCATION

- 7.25 Educational comments in this section are based on information available in September 2007. Any changes to the housing assumptions of start date, total numbers and completion rates would necessitate a re-evaluation of the educational implications of this housing development.
- 7.26 The amount and completion rate of housing development will have implications for pre-school, denominational and non-denominational primary and denominational and non-denominational secondary education in the area. The Council will seek developer contributions to extend the existing buildings and school campuses to comply with policy set out in Edinburgh and the Lothians Structure Plan 2015 and the East Lothian Local Plan 2005. East Lothian Council will also make its own financial contribution towards permanent space provision where appropriate.
- 7.27 With the number of houses allocated it is anticipated that non-denominational primary and secondary educational facilities will be capable of accommodating extensions to the permanent space required at the existing provision.

Pre-school Provision

- 7.28 Development of 450 houses at Pinkie Mains could produce between 27 and 36 pre-school children. At present there is no pre-school facility at Pinkie St Peter's Primary School but an existing facility at Levenhall Nursery School that is affected by major structural problems, expensive to address at its existing site. This space will require to be replaced by new provision at either, or both, Pinkie St. Peter's Primary School and Wallyford Primary Schools. It is expected, but not yet confirmed, that pre-school pupils from the Pinkie Mains site will be accommodated in new nursery provision at Pinkie St Peter's. Should places be required at Pinkie St Peter's to accommodate pre-school pupils from Levenhall the Council will finance that element of the new provision.

Non Denominational Primary School Provision

- 7.29 Both the number of houses and their phasing are important issues affecting the school roll projections. These currently assume a maximum of 450 houses with 125 completions in 2009/10, 125 in 2010-2011 followed by 125 in 2011/12 and 55 in 2012/13 and 20 in 2013/14 housing audit years which could produce between 145 and 155 primary pupils. These pupils could be accommodated at the existing Pinkie St. Peter's Primary School if it is suitably enlarged. There is no spare capacity to

accommodate pupils from this housing proposal at the existing school. The existing school community plus the new 450 houses could require a school of 17/18 classrooms (together with other appropriate space) with the ability to expand further if necessary. The necessary space required for the Scottish Government policy to reduce class sizes in P1 – P3 to 18 pupils will be planned for.

- 7.30 The majority of classrooms in the school are less than 55 m². The Council has managed various aspects of the pupil intake at this school for 8 years including capping the class sizes at 30 pupils per room. The Council also provided new changing facilities for schools and community use to the north of the Pinkie Primary School in 2006.
- 7.31 The Council requires school building works to be completed prior to the occupation of any houses and the programme agreed to provide the basic space with additional space. The timing of developer contributions will be the subject of pre-application discussions.

Denominational Primary School Provision

- 7.32 There is no current requirement to extend the denominational primary school. This will be reassessed at the time of planning applications for the site.

Non Denominational Secondary School Provision

- 7.33 Non denominational secondary school provision will be located at Musselburgh Grammar School and this school is capable of planned permanent extension within its existing site area to accommodate the additional pupil intake from the development of Pinkie Mains. Space issues will be addressed at Musselburgh Grammar School on a phased basis by as many of the housing sites 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 Musselburgh Secondary School catchment area.

Community Sports Pitch Requirement

- 7.34 The development of Pinkie Mains will place additional pressure on community sports pitch provision in the Musselburgh area. ELC Community Services plan new sports provision and have identified a new site for a multi-pitch solution for the Musselburgh / Wallyford area. National guidance on playing pitch provision produced by Sport Scotland supports the development of multi pitch sites and the regular maintenance and upkeep of single pitch sites is uneconomic. Multi pitch solutions avoid the need for additional changing pavilions and associated maintenance. The developer will be expected to contribute towards the cost of a community sports pitch located at Wallyford but serving the Musselburgh cluster. The proportion of costs will be calculated on the basis of the expected number of users from the development of 450 houses.

Local Shop

- 7.35 The Pinkie Mains farm shop on the site is a viable and popular business. However, the buildings in which it is housed do not require to be retained and its site can be redeveloped. The retail business clearly provides commercially for the surrounding area and with the advent of a further 450 houses in the area its commercial viability is likely to increase rather than diminish. Accordingly a new local food retail facility of a broadly similar size to the existing facility should be provided within the Pinkie Mains site. This should be located in an easily accessible area of the site and be provided with a limited amount of dedicated parking to avoid parking nuisance to neighbouring houses. Map 4 identifies a suitable location for a new retail facility.

Provision of Public Open Space and Play Areas

- 7.36 The standards for open space and play provision are contained within Policies C1 Minimum Open Space Standard for New General Needs Housing Development and C2 Play Space Provision in New General Needs Housing Development of the Finalised East Lothian Local Plan 2005. These are contained in Appendix 1. Recreational areas of open space within the development will be well designed, easily accessible and meet the needs of all in the community. Pinkie Mains is an extension to the built up area of Musselburgh and must incorporate within its boundary all open space needs generated by the 450 houses within the site. The only exception to this is formal community sports pitch provision. Pinkie is not the type of site that requires any civic space therefore all open space requirements should be provided primarily as formal green space.
- 7.37 The overall open space requirements for Pinkie Mains are 60m² per dwelling plus play areas for the full 0-15 age ranges. This equates to a total minimum area of 2.7ha for the 450 houses. 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 amenity of the open space. Public open space should be overlooked by built development and designed to minimise disturbance and nuisance to neighbours. A range of equipped play facilities will be provided for toddlers, 5-10 year olds and teenage age groups. In addition there are space requirements for both a local (0.2 – 0.5 Ha) and a town park (0.5 – 1.0Ha). The spatial provision of the play areas is determined by Policy C1 - within 200 metres for the 0-8 age group and within 400 metres for the 0-15 age group. The distances are measured by foot from any of the houses the play area serves. It will not be appropriate for play facilities to be located on steeply sloping parts of the site. A phased plan for the creation of the open space and play facilities will be required to ensure that there is adequate provision for each phase of new housing development. This will be agreed with ELC Landscape & Countryside in advance of final masterplan submission.
- 7.38 The local and town park provision can be either on separate sites or, if provided in an elongated area that passes close to many houses, as a connected or merged park provided it is of a size consistent with the policy requirements. It must be useable space and made accessible from surrounding development.
- 7.39 Local Plan Policies C1 and DP5 require that the public spaces be conceived together with the layout of buildings to ensure creation of an interesting and distinctive new housing area with a distinct sense of place and identity. Arrangements for the management and maintenance of all open spaces, including the landscaped parkland to the south of the ridge, must be put in place by the developer to the satisfaction of the Council.
- 7.40 Full details of the policy requirements are provided in the Appendix.

Biodiversity and Natural Heritage

- 7.41 The East Lothian Biodiversity Habitat Plan for Urban Areas includes objectives to increase and enhance biodiversity throughout the urban landscape and to protect areas of habitat value not designated as formal wildlife sites. The developer must carry out a survey to establish the existing natural heritage of the site, the scope of which should be agreed with the Council. This will include legally protected species, Priority Species, and the extent of existing habitats. It may include Species of Conservation Concern or other items. A list of Priority Species is available in the East Lothian Biodiversity Action Plan, and a full list of Species of Conservation Concern is available from the Lothian Wildlife Information Centre.
- 7.42 The development of the site will affect any existing natural habitats. However, the creation of areas of parkland and areas for sustainable urban drainage will offer an

opportunity for new or enhanced habitat that should be connected by way of a wildlife corridor to link with peripheral habitats. Habitat enhancement can include woodland, scrub planting and the creation of grassland and wild flower meadows.

- 7.43 The masterplan must demonstrate that opportunities to create and improve habitats and provide wildlife corridors within the development have been taken and give direction as to how SUDS features, wildlife corridors, open space and amenity areas will be integrated.

Drainage and Water Supply

- 7.44 The masterplan submission must satisfy necessary water and drainage requirements of the development to the satisfaction of the Council, Scottish Water (SW) and the Scottish Environmental Protection Agency (SEPA). 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. Adequate on and off site sewer infrastructure must be in place before the commencement of development. Required sewer infrastructure will be provided at developer expense.

- 7.45 The surface water runoff from the development must be drained on a separate system discharging to a suitable outlet via sustainable urban drainage systems (SUDS) to the satisfaction of Scottish Water, SEPA and the Council. Surface water must be treated by means of integrated surface water drainage systems serving the expansion as a whole. This will require provision of regional surface water drainage systems 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. SUDS must restrict post development runoff to pre-development levels. This would be in addition to any SEPA water quality treatment requirements.

- 7.46 The specification of drainage system must comply with the surface water 'Management Train' approach as advocated in the SUDSWP / CIRIA design manual for SUDS (ISBN 0-860-521-9). In addition to regional SUDS features the developer must maximise the use of source control measures, such as road side swales and porous parking areas etc. Best practice advice is available from the SEPA publication 'Ponds Pools and Lochans', and from the 'Environmental Action Plan for the South East Wedge' published by SISTech. Drainage and water supply improvements as a result of site development must be provided at developer expense.

Flood Risk

- 7.47 The site has been identified by SEPA as being within a medium to high risk area for flooding from the River Esk. As a result of this, the developer must carry out a Flood Risk Assessment of the site. This should be incorporated into the Masterplan submission with parameters agreed between the developer, SEPA and East Lothian Council in advance.

Waste

- 7.48 The developer must make adequate provision for the separation and recycling of waste. This must include provision for private occupants of the development area. The masterplan must indicate suitable sites for such facilities and the nature of the facilities to be provided. Currently ELC operates a kerbside collection for wheeled bins with each dwelling being issued with 1 x 240 litre wheeled bin. Access to the kerbside collection points must be suitable for a 26 tonne HGV Refuse Collection vehicle. Sufficient room to accommodate 3 x 240 litre wheeled bins or 2 x 240 litre wheeled bins and 2 kerbside boxes, at the side or rear of each property would be an advantage to the homeowner. A 240 litre wheeled bin is 580mm deep x 740mm long x 1100mm high.

Noise

- 7.49 A noise assessment will be required for the Pinkie Mains site. It will provide a baseline noise survey and an assessment of the area for residential development, consistent with PAN 56 Noise Exposure Categories. It will focus on noise generated by rail traffic on the East Coast Main Line. The masterplan will detail noise mitigation requirements, including those relating to design, materials, layout and landscaping of development. These may need to be location specific and must ensure satisfactory internal and external noise levels. Any required noise attenuation measures must be integrated sensitively into the landscape.

Archaeology

- 7.50 There are no known areas of archaeological interest on the Pinkie Mains site with the exception of the nearby Battle of Pinkie which affected the southern part of the site. However, given the extent of the site and its proximity to the site of the Battle of Pinkie, an archaeological field evaluation of the whole site will be required. This will provide sufficient information to allow East Lothian Council to make an informed decision on appropriate measures to ensure the protection of any identified archaeological remains on the site.
- 7.51 The Battle of Pinkie has recently been recognised as of national and European importance and is an important heritage asset. East Lothian Council Archaeology Service has prepared a Heritage Interpretation Plan for the Battle site aimed at encouraging the local community and visitors in understanding the local heritage. The implementation of this plan will require physical works, including a viewpoint, interpretation boards and trails and the developers of both the Wallyford and Pinkie Mains housing sites will be asked to contribute towards the costs of their implementation.

COAL

- 7.52 Coal extraction from the site will not be permitted.

DESIGN REQUIREMENTS

- 8.1 This section addresses the requirements that will contribute to producing a good design for Pinkie Mains, including the urban form, housing density and landscaping. Reference should be made to Map 4 which shows the principles of development on the site.

The Urban Form

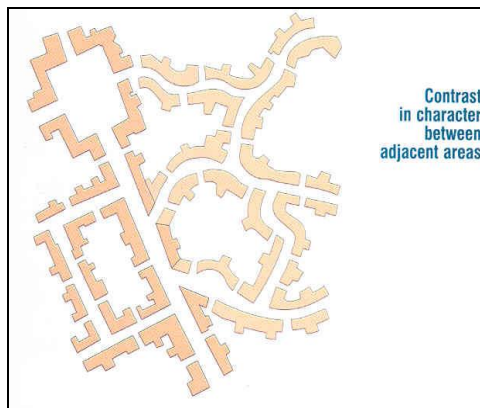
Key Principles

- 8.2 The urban form is the landscape treatment and development layout (the urban structure and framework of plot subdivision), density and land use mix, the size, massing, proportion and scale of buildings/building groups, and the materials and colours proposed. The masterplan must describe and illustrate the three-dimensional urban form of the Pinkie Mains development area. The key principles to be applied to the design and layout are:
- Creation of strongly defined street frontages
 - Clear definition of public and private open space, and protection of private space
 - Use of courtyards and development in the form of perimeter blocks to create residential streets
 - Creation of focal points using views, buildings or landscaping

- Provision of strong, well defined and thought out edges to the development where public views of the development are most important.
- Provision of direct movement routes and well connected linkages
- Incorporation of Homezones across the site (see ELC: Design Standards for New Residential Streets)

Streets and Frontages

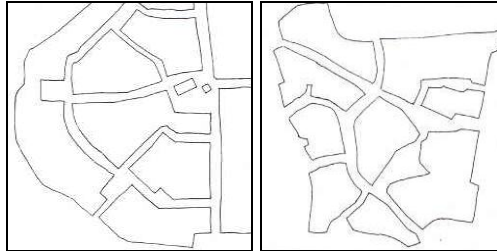
- 8.3 Buildings must be positioned to create well-defined street frontages. Other than in exceptional circumstances where the layout or particular building type does not permit, buildings should be orientated to face the street. A strong street frontage that produces a sense of enclosure will be achieved by the orientation and design of the buildings. Buildings that have an appearance of being randomly spread along a road will not be acceptable. Streets will provide serial views through the site. The use of terraces, courtyards and associated enclosures is supported. As culs-de-sac prevent permeable layouts their use should be avoided. The completed development must have an overall unity of form and appearance: this should not be achieved by rows of the same houses but by careful design.
- 8.4 The building layout should define a framework of interesting and welcoming public spaces. Perimeter buildings of development blocks must be positioned to enclose and clearly define public from private space and be positioned to give form to, overlook and present active frontages to the public spaces and thoroughfares between them. Along key linear routes the urban structure will create routes that curve, taper, widen, narrow and change direction. Perimeter buildings will complement this and be arranged to create a sequence of public spaces and views, which finish at, or feature, focal points in the development. This will help provide a sense of place and welcome and help people to find their way around. A development of this scale should provide a range of character areas, identified on the masterplan with three dimensional design concepts, to provide a choice of housing environments and create areas with their own identity.



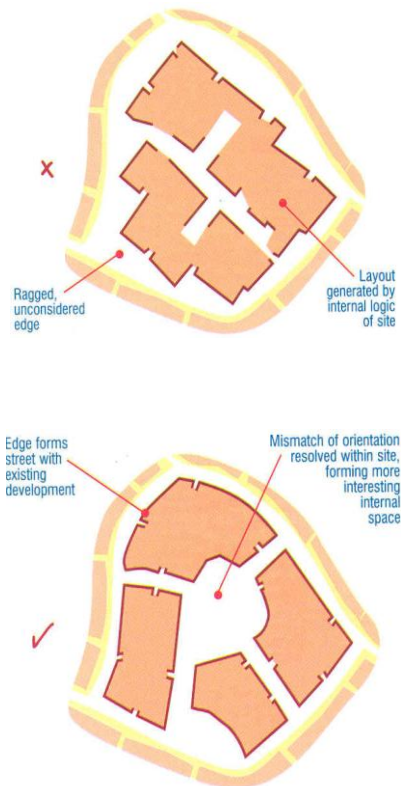
The layout of development

- 8.5 To produce a sense of place the new development must respond to the contextual analysis of the site and the landscape framework. It will be ordered and understandable, creating focal points in the site. The focal points can be the public spaces, viewpoints and areas formed by new development. The inter connected layout of streets will define the smaller areas for development. The layout of buildings should produce an interesting and distinctive environment where the principal routes, curve, taper, widen, narrow and change direction in addition to punctuating and closing views and overlooking public space.
- 8.6 Buildings at the perimeter/edge of development blocks should 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 the principal routes perimeter buildings should create a sequence of public spaces and views, which finish at, or feature, focal points in the development. This will help establish the sense of place and help people to find their way around.



- 8.7 The developer must demonstrate to the satisfaction of the Council that all development blocks are big enough to accommodate the development proposed for them. This will require the masterplan to illustrate an indicative framework of plot subdivisions for each block.
- 8.8 The judgment on how to arrange buildings on the development blocks must therefore be taken with a vision of how the buildings of each development block will integrate with and complement those of the next. Only by giving direction to this can the masterplan create the design strategy for the whole site and be capable of coordinating the procurement of a cohesive and understandable urban expansion of a size such as this. The masterplan must therefore establish a vision for how the edge buildings will relate to one another and the public spaces between them across the entire expansion area, consistent with the hierarchy and character of public spaces proposed.



- 8.9 The masterplan must establish parameters to ensure such a cohesive built environment will be produced. It will illustrate the indicative perimeter building lines for each development block to ensure the spatial relationship between buildings and

public space is conceived together. The masterplan will then be used to control this relationship as phased development proceeds.

Housing Design

- 8.10 Building heights should not exceed three storeys unless in exceptional instances where taller elements may be used as elements of urban design that act, for example, as focal points within the overall layout. The masterplan must describe and illustrate the proposed urban form, which is the three-dimensional physical characteristic of the layout for the site. This must include sections through the development to illustrate development height in relation to topography. It must include both the landscape treatment and development layout (the urban structure and the urban grain), the development density and the size, massing, proportion and scale of buildings and groups of buildings (the built form typologies), and details of materials to be used. The masterplan will therefore clearly identify how any taller buildings fit in to the layout without detriment to the overall landscape character of the site and the surrounding area. Map 2 Development Principles identifies locations where higher buildings may be acceptable. The masterplan should show the building heights for each development block.
- 8.11 A range of building types, for example, perimeter blocks, courtyards, terraces, mews and lanes, should be used throughout the layout. These must be designed, positioned and arranged to complement one another across the entire site and to create a cohesive built environment. Successful combinations of built form typologies will result in well overlooked public spaces where a need for the artificial definition of public and private space, such as fences / walls, is minimised.
- 8.12 The design of new houses and flats should *reflect* the form, massing, features, fenestration, scale, and simplicity of finish as well as the vertical emphasis common to existing vernacular buildings in East Lothian. Designs must provide a fresh, contemporary and progressive addition to East Lothian's vernacular architectural character. Whilst it is not the intention of this framework to be prescriptive in terms of the architecture but by way of guidance examples that might *reflect* vernacular architecture include houses with pitched roofs, skews, dormers, harled walls, black rainwater goods and slate roof dressings. These features combined with a limited range of contemporary modern materials might ensure development of distinctive modern dwellings with their design roots firmly fixed. As a general guide houses that present a simple, easily understood, design with the minimum of fussy, or over elaborate architectural detail will be more appropriate for the site than houses that embody architectural detailing that is not common to this part of Scotland.
- 8.13 Where render is used its colour must be carefully considered in relation to both the individual house and neighbouring buildings. The aim should be to use colour and shade as a part of the overall design to emphasise groupings of buildings, rather than individual builders or specific house types. Colours should be considered at an early stage in the design process. Whole groups of houses/buildings should not be of a uniform colour, unless required to emphasise a focal point building. Instead a range of colours taken from a complementary palette of colours must be used. Colours can take reference from traditional colours and shades used in Musselburgh and Inveresk.

Defining plot boundaries

- 8.14 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.

Housing Density

- 8.15 To make the most efficient use of land, and to allow for a range and mix of different house types at Pinkie Mains, housing density should be controlled. Policy DP3 of the Finalised East Lothian Local Plan 2005 requires a minimum average density of 30 dwellings per hectare net across the site. However, the objective is not to create a uniform density of built form across the site, instead variation in density should occur in different development areas across the site. Density should be increased where there is a need to emphasise and articulate key nodes, routes, corners and junctions; to enclose wider public spaces with continuous built frontages and appropriate building heights; and to increase activity around transport routes. As a guide, developments in adjacent housing areas exceed the target densities. A range of densities across all tenure groups using a variety of development forms must be provided. Pinkie is a complex site because of the areas of ground that are likely to prove unable to be developed as a result of former mineral workings. This will affect density levels but the principles outlined above will apply in measuring the density in the final masterplan and planning applications.
- 8.16 In higher density parts of the development 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.

Inclusive Design

- 8.17 The overall design and layout must also be safe and respond to the requirements of PAN 78 Inclusive Design. This means that the new development must be designed to be an inclusive environment which can be used by all and meet the requirements of the Disability Discrimination Act 2005. This includes not just the buildings but the whole external environment including parks and public spaces. The masterplan must be able to demonstrate that the overall plan for the site has been designed with inclusive design principles in mind by for example, considering potential users including disabled people. It is not a requirement that every house provided at Pinkie Mains must be inclusive but it is a requirement to demonstrate that the overall design and layout is as inclusive as possible and has been deliberately designed to embrace inclusive design principles.
- 8.18 Developers must therefore demonstrate how inclusive design has been factored into their proposed development. This will be a material consideration in the assessment of planning applications. These should be accompanied by an Access Statement, preferably as part of the Design Statement, demonstrating how the applicant's proposal will address inclusive design issues.

Safety

- 8.19 PAN 77 Designing Safer Places requires that the local crime characteristics of an area are considered in the design of a site to enable a better design solution. Among the general rules in planning for safer communities that must be followed at Pinkie Mains is the need to ensure that buildings are orientated to overlook footpaths and public spaces to encourage natural surveillance. Access to rear garden areas should only be for those occupiers who have a need for access.

Percent for Art

- 8.20 As a development that will have a significant presence, appropriate artwork must be provided for within Pinkie Mains in conformity with local plan policy. This can be done either as an integral part of the overall design or as related commissions that are well integrated into the proposed development.

Landscaping and Urban Edge Treatment

- 8.21 The landscape framework for the site must integrate the development with its surroundings and ensure the development provides a robust long-term southern edge to the green belt, conserving the openness of the wider green belt by retaining key public views.
- 8.22 The southern boundary will be a new accessible landscaped edge to this part of Musselburgh. The southern boundary should be designed in accordance with the indicative sketch drawings in Maps 5 and 6 and will integrate existing landscape features with new areas of planting and pathways. The purpose of the southern boundary landscaping is not to provide a landscaped screen of trees and bushes to hide development but to provide a landscaped boundary that allows views into and out of the new development. It will contain groupings of trees and groupings of lower bushes and will incorporate and integrate the existing groups of mature trees in either the street layout or areas of public open space. The landscape design will continue to allow for long-range views of Inveresk, Arthur's Seat and Musselburgh from the path and from the East Coast Main Line.
- 8.23 The landscape framework for the site must include details of treatments and species to be used at the site boundaries, at key urban edges within the site and at the public open spaces and play areas. Landscape treatment in streets within the site including home zones must comply with the guidance in Design Standards for New Housing Areas. The landscape structure should provide an attractive setting for all new buildings, and help create continuity in character between the areas of different development density and building type and ensure public spaces are properly enclosed. Further requirements of the landscape structure will be to provide proper definition of house plots from public space using plot frontage planting; to provide low level screening for parked cars, where appropriate; and to complement streets and footpaths by providing planting alongside these.
- 8.24 The masterplan will include information on landscape treatment at site boundaries, at key urban edges and at public open spaces and focal points.

East Coast Main Line Rail Issues

- 9.1 The development site is in close proximity to the East Coast rail line. Consultation with Network Rail has raised issues that will have to be addressed as part of any development proposal. These relate to surface and foul water disposal, safety, landscaping and threat of trespass on Network Rail property. The developer will require discussion with Network Rail to identify means of overcoming these issues.

SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY

- 10.1 The Planning etc. (Scotland) Act 2006 places the principles of sustainable development at the heart of the plan-making and development process. This Development Framework addresses this through its requirement for high quality design, safe interconnected movement, accessibility, enhanced biodiversity and the provision of affordable housing and a range of house types and sizes. However, sustainable development is about more than just how land is developed.
- 10.2 The Scottish Executive's sustainable development strategy "Choosing Our Future" (2005) recognises that design, construction and maintenance of the built environment provide significant opportunities to contribute to a more sustainable future. SPP6 Renewable Energy (2007) advises that a key role of the planning system will be to support a move towards new low and zero carbon developments through the use of energy efficient, micro generating and decentralised renewable energy systems, so that carbon reductions are considered and secured at the design stage of projects.

- 10.3 Consequently, the Council will seek to ensure that the layout, design and construction of development at Pinkie Mains maximises sustainable energy options. Consistent with SPP6, all development must incorporate on-site zero and low carbon equipment contributing at least an extra 15% reduction in CO₂ emissions beyond the 2007 building regulations CO₂ standard. Only where it is demonstrated that technical constraints prevent this can an exemption from this on-site requirement be made.
- 10.4 With a development of this scale, developers should therefore examine the practicality of using a district heating scheme or combined heat and power plant. 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 solar gain should be maximised. Overshadowing should be avoided and consideration given to increased glazed areas on south facing elevations. Other means of achieving reduced CO₂ emissions might include use of the following technologies provided that they can be used in ways that fit with the overall cohesive built environment:
- ground source heat pumps
 - passive heating
 - low emissivity, thermally efficient double glazing
 - solar / photovoltaic panels
 - thermal panels
 - wind energy
- 10.5 The reduction, re-use and recycling of construction materials should be maximised, including in the construction of roads, footways and pathways and the sourcing of materials for landscape boundary treatment.

IMPLEMENTATION

- 11.1 Development at Pinkie Mains will place increased demand on community facilities and infrastructure in and around Musselburgh. The Council will require the developer to enter into a legal agreement to ensure procurement and satisfactory phasing and timing for delivery of all infrastructure and other requirements associated with this development. The legal agreement will set out the phasing and timing of development, and establish a sequence of trigger points to ensure infrastructure, community facilities and amenities are developed timeously and simultaneously with the full range of house types, sizes and tenures, including affordable housing. Successful site development will be dependent on the phased provision of infrastructure and services including roads, water and drainage.
- 11.2 This must comply with the policy framework of the Edinburgh & the Lothians Structure Plan 2015, in particular Policies HOU5 and IMP4, paragraph 4.14 of the Edinburgh and the Lothian Structure Plan 2015 Action Plan and Policy INF3 of the Finalised East Lothian Local Plan 2005. The Council will ensure the legal agreement is in place prior to approving any planning permission for all or part of the land.
- 11.3 The final masterplan will include a detailed delivery schedule outlining the timing and scale of development. This will include projected house completion rates for both market and affordable housing, the local shop, transportation matters, drainage, recreational facilities, landscaping and public open space. This schedule must be agreed in advance of final masterplan submission with East Lothian Council. Such matters may be secured through the use of Section 75 legal agreements where required.
- 11.4 It may be necessary for the legal agreement to be location specific for certain elements of the proposals, for example, regarding the provision of access to, and the timing and phasing of, the transfer of serviced land for affordable housing to the

Council. The legal agreement must also ensure access to the areas of land for affordable housing development will be provided and mitigate any opportunity for ransom strips to be created.

- 11.5 In general terms it is expected that the private market housing output will be between 80-100 units per year. Four locations must be agreed for the provision of affordable housing the implementation of which must be agreed in advance with ELC Community Services. At an estimated 30 units of affordable housing commencing in year 2 the phasing for the entire development as set out in the Table in Para 7.24.
- 11.6 Phasing of onsite and offsite recreational provision and improvements must be identified and specified in the final masterplan. Details of these matters must be agreed with ELC Community Services.
- 11.7 All onsite and offsite traffic improvements, including timing of public transport provision, must be agreed with the ELC Transportation and specified in the Transportation Assessment and/or masterplan.

MASTERPLAN OUTPUTS

- 12.1 Pinkie Mains will be developed over a period of years and may be undertaken by different developers. The masterplan must establish a robust three-dimensional design strategy to co-ordinate future detailed 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 2005. This is to provide the basis for the legal agreement. The masterplan documents will convey the level of information necessary to give the context, clarity and certainty to inform and control all future planning applications for the entire allocated site, consistent with Policy DP5 of the East Lothian Local Plan 2005.
- 12.2 As a minimum therefore, the masterplan must describe and illustrate the following:
- how the landscape framework and urban structure integrate with and respond to, the landscape, landform and urban form of the area;
 - how key public views across, to and from the site and to surrounding landmarks will be conserved and, where possible, incorporated into principal public spaces in the development;
 - the locations for the variety of development densities in the range and the land uses and building heights across the entire site;
 - a well connected movement framework for the entire site that supports the full range of access requirements, establishing points of access to the site and between all development areas, including alignments for the main streets, Home Zones, safe routes to school, and dedicated pedestrian and cyclist routes;
 - the network and hierarchy of principal civic and parkland public open space conceived together with the layout of buildings;
 - the building lines, orientations and aspects of perimeter buildings at the edges of development areas that create the intended public spaces;

- the arrangement, capacity, size and shape of all individual development areas and the framework of plot subdivisions in each of these;
- design concepts for each of the character areas, including indicative building designs, heights and the typical streetscapes, and the palette of materials and colours to be used in each;
- the landscape treatment of significant edges in the development, including those at main public spaces and along Pinkie Road;
- principal locations for landscape treatment including nodes, open spaces and the areas where public activity is to be focussed;
- three dimensional design concepts, including cross sections and axonometric views of the different character areas and public spaces including illustrations of the sequence of public spaces and views created.
- the building lines, orientations and aspects of perimeter buildings at the edges of development areas that create the intended public spaces;

12.3 The Masterplan must also include the following:

- Phasing plan for delivery of parcels of development
- Phasing plan for delivery of on and off site infrastructure required for the development
- Transport Assessment that supports the site access details shown on the layout and the necessary off site works required to ensure road safety and accommodate additional traffic generated by the development on the surrounding road network.
- Flood Risk Assessment and any identified on or off site requirements to mitigate flood risk.

Planning Permissions

12.5 Planning permission will only be granted for developments that comply with a masterplan approved by East Lothian Council.

12.6 A masterplan can be submitted as part of an Outline Planning application for the site as a whole. It should however, be the subject of pre-application discussion and can be approved in advance to help minimise delay during the processing of the planning application. The masterplan must cover the whole site and during the course of its preparation all landowners and developers with options on any parts of the site and East Lothian Council Housing Development Services department (for the affordable housing) must be involved. At the time of submission, a Design Statement consistent with the principles of PAN 68: Design Statements must accompany the masterplan. At the time of submission of detailed or reserved matters applications the submitted Design Statement must state how it complies with the approved masterplan.

12.7 Both must relate to the whole of the allocated site and be submitted prior to, or as part of, a planning application for outline or full planning permission. They will be consistent with this Development Framework, to the land-use policy framework of the Local Plan and to the Council Design Standards for New Housing Areas, and will observe the principles of the Scottish Executive publication 'Designing Places'. They should also be informed by, and be consistent with, the advice given in Planning Advice Notes 36: Siting and Design of New Housing in the Countryside, PAN44 (Fitting New Housing Development into the Countryside), PAN67 (Housing Quality), PAN68 (Design Statements) and the most up to date East Lothian Council 'Standards

for Development Roads' or equivalent document. It is recommended that developers discuss the content of these with planning officials prior to its completion.

- 12.8 Due to the scale of development to come forward on the site phasing will be required. Phasing will be wholly dependent on agreement between developers and East Lothian Council on all aspects of development including site infrastructure and path connections. It is anticipated that the market housing element will deliver approximately 100 houses per annum. The affordable housing will require to be phased in approximately equal groupings starting with delivery in year two.
- 12.9 The development boundary is delineated in the Finalised East Lothian Local Plan 2005 (as proposed to be modified) by the extent of the allocated area.
- 12.10 An outline or a detailed planning application must be made for the entire site to ensure that development contributions to meet infrastructure costs can be secured by legal agreement.

List of Appendices

Appendix 1 – Site Analysis

Appendix 2 – Crime profile

Appendix 3 – East Lothian Council Open Space and Play Provision Standards

Appendix 4 - East Lothian Council Contact Details

Site Context

Site Analysis Table

Key Features of Pinkie Mains	
Landform	Pinkie Mains lies on the third and last raised beach of the Firth of Forth and to the north of the Tranent Ridge.
Landscape setting	Pinkie's landscape setting is dominated by the long distance views of the Forth and Edinburgh, principally Arthur's Seat. In the middle distance lies Inveresk Parish Church a more local landmark building. To the south over Wallyford Fa'side Hill and Castle are clearly visible backdrops. The southern boundary of the site forms part of the southern boundary of Musselburgh which does not visually coalesce with Wallyford.
Landscape character	The Pinkie Mains site has a distinctive landscape character derived from its rolling topography, slope to the north and long distance views to the north west and south. Within the site the presence of mature trees on the Pinkie frontage and in the clump in the middle of the site and in a short row to the south west of the site are key features. Both appear on the 1894 map of the area. The wall on Pinkie Road is characteristic of the area and that part to the west is constructed of natural sandstone. The farmhouse is an important building but the steading buildings are of poorer quality. The row of five mature trees on the southern boundary is long established and these are distinctive trees that are important local landscape features.
Public views	Key public viewpoints of the site are from Pinkie Road; the East Coast Main Line; and established pathways to the south and from Wallyford. Key views out from the site are towards the Forth and Fife, and of Arthur's Seat.
Biodiversity	Lothian Wildlife Information Service classifies the impact of development of the site on its biodiversity as LOW.
Access & Transport	The East Coast Main Line to the south of the site is on an embankment and therefore produces noise. Wallyford Railway Station is to south east of the site and is a well used commuter station. Bus services and stops are on Pinkie Road.
Known constraints	The site is an area of extensive historical mining activity and contains a range of coal seams the extent of which is known to affect the developable area. Within surface zone of influence of 3 coal seams at 320-410m depth last worked 1929. Ground movement from this should by now have ceased. The site is in an area where coal is believed to exist at or close to surface that may have been worked at some time in past. Not within zone of likely physical influence on surface from present or future underground coal workings. However, reserves of coal exist in the locality that could be worked at some time in future subject to feasibility and consents. The south west corner of the site has unknown constraints. Known mine entries lie in the southwest corner of site and to south of property at 79-81 Pinkie Road. However Coal Authority records are incomplete and entrances may exist that they have no knowledge of. No known fault or other weakness lines at surface that would affect stability. The site is not located within 200m of past or existing opencast mine or an area proposed to be mined by opencast methods in future.
Size	23.75 Hectares
Slope	North
Landform	5 metres Ordnance Datum (OD) at northern boundary with a south west to north east steep slope and a relatively flat area to the southern boundary at 20 metres OD.
Boundaries	The area is clearly defined by the housing areas at Pinkie Crescent to the west and Pinkie Terrace to the East. Pinkie Road comprises the north boundary and is marked by a wall, although Pinkie Mains farmhouse and grounds are excluded from the site.
Public Usage	The present nature of public use of the site is visible from the well used formal paths to the east and west and other clearly visible desire lines across the site. Some are connections between the neighbouring housing areas, Wallyford and the Pinkie Mains Farm shop, others are dog walking or link routes to other paths.
Flooding	The site has no history of flooding but a small part in the north west corner lies within an area at risk from flooding from the River Esk.
Crime	The predominate crime in the general area is vandalism, with cars and house windows being the main targets.
Other planned development in the area	Pinkie Mains is close to Wallyford. New development at Barbachlaw Farm to the south of Pinkie Mains and across the East coast Main Line is due to complete by 2008. Wallyford will continue to expand with a further 1000 houses, a local retail centre and a new primary school programmed by 2015.

APPENDIX 2

Crime Profile of Area

**Crime Profile
Pinkie Road, Musselburgh and surrounding area
Beat MU05
April 2005-May 2006**

April-May 2006

April 2005-March 2006

Crime	Recorded	Detected	Recorded	Detected
Attempt Murder	0	0	0	0
Serious Assault	1	1	0	0
Offensive Weapons	2	2	1	1
Robbery	0	0	0	0
Rape	0	0	0	0
Indecent Assault	1	1	0	0
Theft HB	1	0	2	0
Theft OLP	0	0	0	0
Theft OLP MV	0	0	0	0
Theft Pedal Cycle	1	0	0	0
Other thefts	9	3	1	0
Fraud	0	0	1	0
Fireraising	0	0	1	0
Vandalism	38	5	27	5
Drug Offences	5	5	6	6

HB - House Breaking

OLP - Opening a Lockfast Place (other than a car ie. a locker or cupboard)

OLP MV- Opening a Lockfast Place specifically a Motor vehicle

East Lothian Council Open Space and Play Provision Standards

APPENDIX 3

NO. OF DWELLINGS	OPEN SPACE AND EQUIPPED PLAY AREA REQUIREMENT	INDICATIVE TYPES OF PROVISION
10 – 19	60m ² per dwelling	Formal / Informal open space
20 – 49	60m ² per dwelling 0 – 8 play area	Formal / Informal open space Play area
50-159	60m ² per dwelling 0 – 15 play area(s) Possibly additional 0 – 8 play area	Formal / Informal open space - Local Park (approx. area 0.2 - .05 hectares) Play area(s)
160 – 499	60m ² per dwelling 0 – 15 play area(s) Possibly additional 0 – 8 play area (s)	According to Masterplan: Formal / Informal open space - Local Park(s) (approx. area 0.2-.05 hectares) - Town Park (approx. area 0.5 – 1.0 hectares) Play areas(s)
500 upwards	60m ² per dwelling in accordance with masterplan and likely to include: 0 – 15 play area(s) Possibly additional 0 – 8 play area (s)	According to Masterplan: Formal / Informal open space - Local Park(s) (approx. area 0.2 - .05 hectares) - Town Park(s) (approx. area 0.5 – 1.0 hectare) - Civic Space Play areas(s)

Finalised East Lothian Local Plan 2008 Policy C1 and C2

POLICY C1: MINIMUM OPEN SPACE STANDARD FOR NEW GENERAL NEEDS HOUSING DEVELOPMENT

Developments of 20 and more dwellings must provide open space in line with Section 1. On-site provision of open space is encouraged for developments of less than 20 dwellings but is not required. The Council will require developer contributions in lieu of on-site provision of open space in line with Section 2. Developers must make provision for the future management and maintenance of open space to the satisfaction of the Council.

Section 1: On-site provision

For developments of 20 and more dwellings the minimum requirement for on-site provision of open space is 60m² per dwelling. This will include provision of formal and informal open space as well as space for equipped play areas. Arrangements must be in place for management and maintenance to the satisfaction of the Council.

Where a development forms part of an area for which there is a masterplan approved by the Council, open space must be provided in accordance with the masterplan; this may require greater provision than that described above.

Where developers justify an exceptional circumstance that is acceptable to the Council it may reduce the minimum standard.

Section 2: Off-site enhancement

The Council will require developer contributions toward off-site enhancement of existing open space in circumstances where:

- The open space to be enhanced is easily accessible from the development and is of a size that can accommodate increased use generated by the development; and
- The fabric of the open space requires enhancement as a direct consequence of the development.

Arrangements must be in place for management and maintenance to the satisfaction of the Council.

POLICY C2: PLAY SPACE PROVISION IN NEW GENERAL NEEDS HOUSING DEVELOPMENT

Developments of 20 and more dwellings must provide play space in line with Section 1. The Council will require developer contributions in lieu of on-site play space provision in line with Section 2. In all cases Section 3 must be satisfied.

Section 1: On-site play space provision

For developments of 20 - 50 dwellings a play area suitable for children aged 0 – 8 will be required. For developments of over 50 dwellings a play area, or areas, suitable for children aged 0 – 15 will be required.

Where a development forms part of an area for which there is a Masterplan approved by the Council, play space must be provided in accordance with the Masterplan; this may require greater provision than that described above.

Where developers justify an exceptional circumstance that is acceptable to the Council it may reduce the play space requirement.

Section 2: Off-site play space enhancement

The Council will require developer contributions toward off-site enhancement of existing play space in circumstances where:

- The play space to be enhanced is easily accessible from the development and is of a size that can accommodate increased use generated by the development; and
- The play space requires enhancement as a direct consequence of the development.

Section 3: General requirements

Play areas must:

- Be of at least 400 square metres;
- Be easy and safe to reach on foot;
- Be well overlooked by surrounding dwellings;
- Be equipped and laid out to a design as agreed with the Council;
- Be provided by the developer; and
- Have arrangements in place for maintenance to the satisfaction of the Council.

Contact Details

East Lothian Council

Planning Matters & General:

Paul Zochowski
Principal Planner
Tel: 01620 827264
Email: pzochowski@eastlothian.gov.uk

Affordable Housing Delivery:

Wendy McGuire
Senior Development Officer
Tel: 01620 827695
Email: wmcguire@eastlothian.gov.uk

Education:

Ian Fullerton
Principal Officer – Education
Tel: 01620 827559
Email: ifullerton@eastlothian.gov.uk

Transport Matters:

Grant Talac or Paul Ince
Transportation Planning Officer
Tel: 01620 827732
Email: gtalac@eastlothian.gov.uk
Email: pince@eastlothian.gov.uk

Archaeological Matters:

Biddy Simpson
Heritage Officer
Tel: 01620 827158
Email: bsimpson@eastlothian.gov.uk

Sports Pitch Provision

Eamon John
Healthy Living Manager
Tel: 01620 821402
Email: ejohn@eastlothian.gov.uk

Landscape and Countryside

Maree Johnston
Landscape & Countryside Manager
Tel: 01620 827247
Email: mjohnston@eastlothian.gov.uk

Police:

Ben Kelly,
Architectural Liason Officer
Safer Communities Department
Dalkeith Police Station
Newbattle Road
Dalkeith EH22 3AX
Tel: 0131-654-5512
E mail: bernard.kelly@lbp.pnn.police.uk

LIST OF MAPS

MAP 1 Pinkie Mains Development Site Map 1

Map 2 Site Context Plan A

Map 3 Site Context Plan B

Map 4 Principles of Development

Map 5 Indicative Southern Boundary Treatment

Map 6 Cross Sections