

East Lothian *Council*

**Environment Department
Planning & Building
Standards**

Development Framework for

Wallyford Settlement
Expansion & Regeneration

As approved by East Lothian
Council on 10th March 2009

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**March 2009
Version 1.0**

EXECUTIVE SUMMARY

Wallyford lies in the Green Belt and commuter catchment of Edinburgh. The expansion of the settlement presents a significant regeneration opportunity from which a sustainable and integrated mixed community will be created. The expanded settlement will capitalise on the integrated transport opportunities offered by its strategic location and the recent investment in its public transport infrastructure.

This will be ensured by the development layout and by the provision and distribution of mixed land uses and development densities. New housing will be developed at a minimum average density of 30 dwellings per hectare (net) and introduce a full range of house types, sizes and tenures, including affordable housing. The proper integration of affordable and market housing is a key objective.

New employment and leisure opportunities, a new local library, and a new single all through primary school will be provided as part of Wallyford's new mixed use local centre. It will be located at the core of the expanded settlement, where it will be highly accessible to all. This is to ensure a hub is created for community integration, so all residents benefit from the amenities new development will bring.

Traffic management and environmental improvements will be introduced along Salter's Road. These will reduce or remove through traffic and enhance amenity, road safety and pedestrian and cyclist access in the settlement. A package of wider environmental improvement will also be provided, including the enhancement of Wallyford Park and Wallyford Community Woodland.

The expansion area will be integrated with the existing urban area, and vehicle, pedestrian and cyclist connections will be created and enhanced wherever possible. New pedestrian and cyclist spine routes will connect the existing and new urban areas and provide direct routes between the new local centre, primary school and the existing railway station.

The expansion will respect and respond to the landscape, landform and urban form of the area. A landscape framework and open space network will extend around and through expanded Wallyford, reflecting the landscape characteristics of the area, penetrating the expansion from periphery to core with green wedges and corridors that link internal with external habitats. The effect of this will also be to provide an attractive landscape setting for the expanded settlement.

The development will fit inside this landscape framework, and provide an ordered network and sequence of attractive and enclosed public spaces, focused on three main public spaces – two new public parks and a new civic space. This will help create an environment within which it will be easy for people to find their way around.

In the expansion area the impact of vehicles and roads on the use and appearance of public space will be minimised. The design will derive from a creative layout of buildings that ensure public and private space is well defined, and that a sense of place, security and welcome is produced. Various character areas will also be created within the development, and the design concepts for them will reflect the context of the site as well as the agricultural and industrial origins of Wallyford.

The layout, aspect and design of buildings will maximise energy efficiency, and waste and recycling facilities will be provided.

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1.0 PURPOSE OF THE DEVELOPMENT FRAMEWORK

1.1 East Lothian Council has prepared this Development Framework for Wallyford settlement expansion. It sets out the land uses expected and how the Council requires the site to be developed in terms of infrastructure and design requirements. East Lothian Council approved this Development Framework on 10th March 2009, adopting it as supplementary planning guidance to the policies and proposals of the East Lothian Local Plan. It is a material consideration in the determination of any planning application for the allocated land.

1.2 This framework has been prepared in line with the Strategic Environmental Assessment (SEA) process and an Environmental Report has been prepared, consistent with requirements of the Environmental Assessment (Scotland) Act 2005. The outcome of this process is that the framework places a requirement on the developer of the site to demonstrate that the implementation of their masterplan will achieve the best feasible environmental option for site development; in the circumstances detailed at paragraph 5.104, this will require assessment of layout options.

1.3 The developer(s) of the site will prepare a single Masterplan for the entire allocated site, consistent with this Development Framework. It will describe and illustrate how the development, design and submission requirements of this Development Framework have been met.

2.0 BACKGROUND

2.1 The Edinburgh and the Lothians Structure Plan 2015 (ELSP) requires land for 1000 houses to be identified at Wallyford, and for this development to include provision of new local shopping facilities. Proposal H7 of the East Lothian Local Plan 2008 (ELLP) allocates 85 hectares of land at Wallyford for this mixed use development (See Appendix 1). The aim of that proposal is to regenerate Wallyford and create a larger sustainable mixed community there.

2.2 National planning policy and advice on housing require efficient use of land and other resources, as well as planning for integrated transport, mixing suitable land uses, and the provision of a full range and choice of housing types, forms, sizes and tenures. Housing development must create mixed communities where opportunities to live, work and recreate exist side by side - this is to be achieved at higher housing densities. Development must also integrate with and respond to its context and be of high quality design. Such designs will create positive relationships between buildings and in the public spaces between them, and produce a sense of place, identity and welcome, clearly defining public from private space. It must also be easy for people to find their way around new housing areas. Quality development designs will be adaptable, of a human scale and sustainable.

2.3 Designing Places establishes the 'Design Tool kit', and the sequence in which it shall be applied. Accordingly, this Development Framework is the basis against which any masterplan for the expansion area will be prepared. It provides a contextual analysis of the site and surrounding area and sets out the development requirements and how these are to be delivered. The masterplan will respond to this and contain the level of information set out in ELLP Policy DP5: Major Development Sites.

2.4 This framework therefore sets out the infrastructure requirements and design principles for the expansion area, and establishes required masterplan outputs, including provision of information on phasing and timing of development. The purpose of this framework is to procure a masterplan and a legal agreement that are together capable of successfully controlling and coordinating the implementation of development on the expansion area over many years, including the sequence in which supporting infrastructure will be provided commensurate with new housing development.

2.5 The ELLP requires that a masterplan be prepared for the entire allocated site at Wallyford. The masterplan design will respond to the contextual analysis of the site and surroundings, and describe and illustrate in three dimensions how the development, design and submission requirements of this Development Framework will be met.

3.0 CONTEXTUAL ANALYSIS SUMMARY

3.1 Wallyford occupies visually prominent high land, offering attractive long distance views. Settlement was made in this exposed location primarily to exploit underground mineral deposits, although Wallyford also has an agricultural history. This positioning in the landscape, together with the surrounding open agricultural fields, which are defined by hedgerows and trees, provides a landscape setting for the elevated settlement. This reinforces Wallyford's identity and its contribution to the wider sense of place.

3.2 Wallyford is a young settlement compared to most in East Lothian, and the loss of its original economic and employment base has caused it to suffer from a lack of investment, environmental and population decline, together with the loss of many original buildings. However, Wallyford's location has revived it as a commuter settlement, yet this also exposes it to significant levels of through traffic, which undermines amenity and road safety in the settlement.

3.3 Appendix 2 provides a more detailed contextual analysis to help inform any development proposals.

4.0 VISION STATEMENT

4.1 *The vision for Wallyford is housing-led settlement regeneration. The following themes will underpin this regeneration strategy:*

Transport - to manage traffic around Wallyford to ensure a safe environment can and will be created in the settlement, and to encourage the use of sustainable transport modes in preference to private cars;

Local Amenities - to introduce a wider range of local facilities with the new development so existing and new residents benefit from the amenities the expansion will bring and support;

Community Identity - to create the physical connections and land use conditions in the expanded settlement that can create and support a mixed community and facilitate and provide opportunities for the integration of existing and new residents of the expanded community;

Environmental Quality - to identify areas in the existing settlement for enhancement, and to procure high quality new development design in the expansion area that responds to its context;

Sustainability - to protect and enhance key natural and historic assets and maximise opportunities for energy efficiency and micro / decentralised energy generation, together with measures that will reduce waste and resource consumption in the expansion area.

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

5.0 DEVELOPMENT REQUIREMENTS

Environmental Impact Assessment

5.1 The Wallyford expansion area includes provision for substantial areas for housing, and areas for local leisure, community, employment, retail and non-retail use. This scale of development requires an Environmental Impact Assessment (EIA). A scoping opinion was sought from the Planning Authority on the information to be included in the Environmental Statement (ES). This was provided on the 17th of March 2005. The EIA will consider potential environmental impacts arising from the expansion and report EIA findings and any mitigation requirements. The ES must accompany any planning application for the site.

Movement strategy for the area

5.2 Salters Road carries significant through traffic from East Lothian coastal settlements and the A1(T). This traffic flow constrains capacity at

Wallyford A1(T) interchange and undermines amenity, road safety and local access in the existing settlement. Development of the expansion area will increase traffic flow in the area and relocate existing and introduce new intensive movement generating uses into Wallyford. Movement patterns and traffic flow in and around the settlement will change and intensify as a consequence, and shall require management as a direct result of this development. All necessary measures will be provided at developer expense.

Transport Assessment & Travel Plan

5.3 Assessment of potential trip generation from expanded Wallyford will require submission of a full Transport Assessment (TA), consistent with 'The Guide to Transport Assessment in Scotland', as well as a Travel Plan (TP). These documents must accompany any planning application for the site.

A1 (T) junction improvements

5.4 Any proposed trunk road junction improvements must be provided to the satisfaction of the Council and Transport Scotland.

Local road network around the settlement

5.5 A Council objective is to create a safe and attractive environment for all residents of expanded Wallyford by reducing or removing through traffic from the settlement. Accordingly, the movement strategy will ensure that the level of through traffic on Salters Road is reduced or removed as well as minimised on the new access roads of the expansion. This will not be achieved by the traffic calming of these routes alone; new traffic management is required for the road network around Wallyford to manage the traffic flow characteristics of the wider area to this end.

5.6 The traffic management solution must also ensure through traffic is discouraged from using the A199 towards Musselburgh and encourage the use of alternative routes.

Salters Road

5.7 The Council has already provided traffic management along Salters Road that improved road safety in the village. However, this will become unsuitable due to the need to complement the wider movement strategy objectives and the need to manage the altered movement patterns in the settlement that will be generated as a result of this development.

5.8 Development of the expansion area will relocate existing and introduce new intensive movement generating uses in Wallyford. For example, the existing primary school will be replaced with a new and larger one on a different site, and a new local centre with community, retail and non-retail uses will also be provided. Movement patterns in Wallyford will change and

intensify in key locations as a result, and provision must be made to ensure the related desire lines are safe and direct.

5.9 For example, residents of new houses will wish to access the existing railway station, the new local centre and the employment and leisure opportunities at Barbachlaw, as well as the existing retail / leisure parade by Drummohr Avenue; similarly, the existing residents will need direct and safe access to the new community facilities to be provided at the new local centre in the expansion area – as such all residents will need to cross Salter's Road to access facilities. To ensure the expansion is properly integrated it is essential that access between all housing and such facilities be made safe and direct.

5.10 The developer must therefore make provision for replacement traffic management measures and for pedestrian and cyclist priority crossings at key locations along Salters Road. Such measures will, when combined with the new traffic management measures to be provided around Wallyford, help ensure that through traffic is removed or significantly reduced from the settlement, and that traffic speed along Salters Road will be slow.

5.11 Provision of such measures at Salters Road will be important between the junctions of Wallyford Industrial Estate and Inchview Road, as this length of road will be the focus of new pedestrian and cyclist desire lines the expansion will create (See Movement Framework Plan at Appendix 5). Heavy vehicle access and frequent vehicle trips will remain along the remainder of Salters Road to ensure access to development at Barbachlaw and to Wallyford Industrial Estate. There is also a need to retain the existing bus loops at The Loan / Salters Road and at Fa'side Crescent / Salters Road (See Context Plan B at Appendix 2). The traffic management solution must ensure all access requirements are met to the satisfaction of the Council.

5.12 Consistent with local plan requirements the developer must also provide environmental and public realm improvements along the length of Salters Road in Wallyford to the satisfaction of the Council. This will include: tree / shrub planting, a signing strategy to rationalise street signage and provide new signage where this is required for direction to new / relocated services and facilities, a street lighting strategy and the creation of areas for seating and rest. Hard and soft landscaping measures that improve the appearance of the area and complement traffic management objectives will also be required; however, existing levels of on-street parking should be retained and not significantly reduced. The masterplan will indicate the treatment that will be provided together with diagrams and descriptions of sufficient detail to demonstrate how it will be implemented.

Public transport accessibility: Wallyford Station / Park and Choose / Bus Services

5.13 Wallyford's public transport infrastructure has been enhanced by development of a Park & Choose facility. This is in a triangular area of land north of the East Coast Main Line and east of The Loan. Development of this facility will increase the importance of ensuring ease of access for vehicles around the Salters Road / The Loan loop. This is to ensure that the circulation benefits provided by this loop continue to be maximised, particularly for bus and car access to the Park & Choose site. The movement strategy solution must not prejudice the continued operation of this loop for both bus and car access to this facility.

5.14 Frequent bus services operate to, from and through Wallyford, with some services using Salter's Road as a place to turn. Access for buses into the expansion area must be provided. A bus terminus in the local centre will therefore be provided capable of accommodating three buses, and it will also include passenger waiting facilities. The TA must demonstrate that public transport circulation will not be harmed by the movement strategy and how the expansion will extend such circulation. Full consideration will be given by the developer to the availability of public transport options so integrated transport can be achieved and so linked trips can be maximised. The TP will also recommend how alternatives to private car travel will be made available and attractive to use.

New pedestrian and cyclist spine routes

5.15 After expansion there will be three movement hubs in Wallyford: one to the north, consisting of the existing railway station and other public transport options there; one to the south, consisting of the new local centre and primary school etc; and one to the west, consisting of the employment and leisure opportunities at Barbachlaw and the existing retail / leisure parade by Drummohr Avenue. Movement patterns to access these will change and intensify as a direct result of this expansion (See Appendices 5 & 6).

5.16 The resultant desire lines created from the north and south west of Wallyford to the new school and local centre will be focused through an area that currently has poor connectivity (See Appendix 2 & 5). In general terms, desire lines from new and existing housing areas will be created across Salters Road between the junctions of Wallyford Industrial Estate and Inchview Road. To ensure easy access the developer will provide new pedestrian and cycle spine routes and new road crossings at the locations shown on the Development Framework plan at Appendix 5.

Movement framework for the expansion

5.17 The masterplan will establish the movement framework for the entire allocated site

to the satisfaction of the Council. The movement framework for the site will complement the wider movement strategy, and encourage the use of public transport, walking and cycling as travel modes in preference to private cars. It must also make connections with the existing street pattern wherever possible, and satisfy the expansion areas access requirements in such a way as to complement the intended use and character of the proposed public spaces. Relevant existing pedestrian routes must be enhanced and new pedestrian and cyclist routes provided, as shown on the Development Framework Plan at Appendix 5 and described above at paragraph 5.16.

Main site access routes

5.18 Vehicular access to the site will be provided via a standard roundabout off the A199 to the south east, and from a second standard roundabout off the A 6094 from the south west. From each roundabout a main access road will extend into the site. Each of these roads will be capable of handling development related traffic and providing bus access to the expansion area. The main site access roads will provide the basis for the movement framework (See Appendix 5).

5.19 The main access roads must be connected to one another using one or more traffic calmed route(s) (See Movement Framework Plan at Appendix 5 and paragraph 5.30 below). This treatment should also be used to ensure good pedestrian access between any facilities on opposite sides of this road. The connection(s) will be designed to discourage drivers from using the main access roads as a full by-pass, while providing a local access route through Wallyford. This will help ensure a high standard of amenity in the expansion area, and also prevent residents having to use Salters Road and / or the A1(T) to make vehicle manoeuvres from one side of Wallyford to the other, particularly to the local centre from the west. The layout will ensure all residents of Wallyford benefit from vehicular access between both halves of the development area and to the new local centre and community primary school.

5.20 These connection(s) could also allow a bus route to be introduced through the expansion area that connects Salters Road with the A199. This would operate as an extension of the existing bus route along Salters Road, providing a longer loop to reduce the duplication of heavy vehicle trips along Salters Road that currently arise from the existing short looped routes that are focused only on Salter's Road.

5.21 To ensure a high standard of amenity and road safety in the expanded settlement the main access roads must be designed and laid out so as to minimise through traffic.

Internal site access roads

5.22 The internal site access roads will branch from the main site access roads, and form a hierarchical and permeable interconnected street layout. This layout will connect with and extend the existing street pattern wherever possible. The possibility of using Inchview Road as an access for buses entering and exiting the local centre should be examined, although general unrestricted access for other vehicles will not be permitted on this road as it is traffic calmed and narrow at its southern end.

5.23 The possibility of using Inchview Road as an access for buses entering and exiting the local centre should be examined, although general unrestricted access for other vehicles will not be permitted on this road as it is traffic calmed and narrow at its southern end.

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

Home Zones

5.25 Developers must maximise the extent of Home Zone treatment throughout the expansion area. All Home Zone designs will be consistent with East Lothian Council's Design Standards for New Housing Areas.

Primary & subsidiary footpath / cycle paths

5.26 Two rights of way cross the expansion area (No's. 13 & 207) and three rights of way adjoin it (No's. 8, 14 & 206) (See Context Plan B at Appendix 2). These provide strategic links to nearby towns and the inland countryside, and are important to access the wider recreational benefits of the Green Belt. The masterplan must illustrate how peripheral rights of way will be connected to internal rights of way to ensure such access is provided through and from the site. The masterplan must ensure that the general alignments of these routes within the expansion area are maintained, although precise alignments can be changed where this would be of benefit to the design and use of the route.

5.27 The alignments of rights of way in the site will provide the basis of the primary path network, and will be improved at developer expense for all classes of recreational user. The primary path network shall also follow anticipated desire lines from existing and proposed residential areas to the community hubs described above. This is in accordance with the Draft East Lothian Core Path Plan which requires the linking of pedestrian and cycle way networks with public transport hubs and local services, including access for disabled.

5.28 A well connected subsidiary foot and cycle path network must be provided too. It will connect to the primary path network and to paths in the existing urban area. The entire path network will be integrated with the mixed-use areas and the community infrastructure / facilities, including public transport / open space.

Safer Routes to School

5.29 Safe and direct pedestrian and cyclist routes to the new school from existing and new housing areas must be provided. Pursuant to this the masterplan will identify the measures required along the routes to the school, and at related road crossings, for example at Salters Road and at the new access roads of the development, that are required to ensure connectivity, road safety and amenity. Safe direct and well lit routes across the community woodland will be required, and these will be agreed with the Council and described and illustrated by the masterplan.

Wallyford Community Woodland

5.30 The masterplan must minimise any harmful effect of crossing Wallyford Community Woodland with the new road(s) on the existing footpaths / rights of way across it to the countryside, particularly regarding the effect of introducing vehicles into what is currently a safe environment for walkers, cyclists and horse riders. Signalised toucan crossings with push button system will therefore be provided by the developer at severance points, consistent with requirements of the Land Reform (Scotland) Act 2003.

5.31 Information on the classification of the proposed road crossing, and its alignment, design, land take requirements including land re-grading work, planting, lighting and other such measures associated with it must be provided. The masterplan process shall examine options for the provision of this road and ensure the preferred design and alignment of it offers the best feasible environmental option to minimise truncation of the woodland (See paragraph 5.49 & 5.103). This will form part of the assessment of alternative development options required by SEA.

Education

5.32 It is a requirement that a single new community primary school serves all of Wallyford. The preferred location for the new primary school is annotated on the plan at Appendix 6. This location has been determined by the size of site required for the new school and ground condition and landform constraints at the expansion area. It should be noted that the site of the existing school is too small to accommodate the size of school required for the expanded settlement. At the centre of the expanded community and as part of the new local centre the new primary school will provide a multi purpose public building providing a common focus for the expanded community.

Educational provision requirements

5.33 Educational comments in this section are based on information available in February 2009 which is based on revised housing completion rates. Any changes to the housing assumptions of start date, total numbers and completion rates would necessitate a re-evaluation of the educational implications of this development. Such a significant number of houses, 1,000 in a community with currently approximately 1,350 houses, will have implications for pre-school, non-denominational primary and non-denominational secondary education provision for the area. The Council will seek developer contributions to provide the buildings and campuses to comply with policy set out in 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.

Key Principles for the establishment of the Pre-school and Primary School Campus

5.34 The Council requires a primary education facility requirement associated with a proposal for 1,000 houses in 5 housing audit years that could accommodate a maximum of **760** pupils. These figures will be continuously reviewed up to the receipt of any planning application for the main development site and any other sites that might come forward in this school catchment area. This assumes maximum class sizes of 25, 30 and 33 pupils per class.

5.35 There would be a requirement for a 26 classroom school (760 pupils) facility on a relatively flat site of a minimum of **3.6 ha** which **includes** the pre-school facility that would be an integral part of the primary school facility. 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 an area for PE in the curriculum. The site area does not include any space for community related facilities. The location of the pre-school / primary educational / community facility must be conveniently sited for **all** residents of Wallyford as part of the new integrated primary school.

5.36 The Council will require access to all basic site survey information to ensure that the school building can be constructed on the preferred site. The Council requires outdoor space on campus for teaching Physical Education (PE) in the curriculum. That space is required to be grass surfaced and flat and at this three stream school would be equivalent to a minimum of 9,108 m² in total. Community use of these areas as Community Pitches is not envisaged. This space is for a three-stream school for 1,000 houses.

5.37 The timing of the provision of the new school and its phasing would need to be the subject of further detailed pre-application discussions with the developer(s) of the 1,000 houses. Completions of other housing sites in Wallyford which already have planning consent would have a bearing on these discussions.

Pre-school Provision

5.38 The pre-school at Wallyford Primary School is currently a 40/40 = 80 pupil facility. There is a requirement for a 20/20 = 40 element from a relocated Levenhall and up to 75 pre-school pupils from 1,000 houses. The pre-school facility would be an integrated facility in the primary school building. Developers of other sites in Wallyford are contributing towards pre-school space. East Lothian Council will make a financial contribution towards building elements that it is responsible for (the relocated half of the Levenhall nursery space - 20/20 = 40 provision).

Primary School Provision: Non-denominational

5.39 Current school roll projections assume a total of 1,000 houses from the site with 175 in year 1, followed by 250 in year 2, year 3 and year 4, with 75 in year 5. The actual number of houses proposed and the annual phasing are critical issues. The existing community plus the new 1,000 houses could require a school of up to 26 classrooms (together with other appropriate space) with the ability to expand further if necessary.

5.40 It is essential that the new school building is committed as per Edinburgh and the Lothians Structure Plan 2015 specifically policy HOU 5 and IMP 3 and paragraph 4.14 of the Action Plan prior to the completion of any houses and the programme agreed to provide the new space. Developer contributions will need to be "front end loaded" but the timing of developer contributions would be the subject of pre-application discussions.

Secondary school provision

5.41 Secondary school provision will be located at Musselburgh Grammar School and this school is capable of planned permanent extension within the existing site area. 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 Grammar School catchment area.

Community Services

Community sports pitch requirement

5.42 To satisfy the increased demand for pitch sports that will arise as a direct result of the 1000 house development, there is a requirement for the provision of two new community sports pitches at developer expense to the satisfaction of the Council. These must be provided within the allocated site on land controlled by the developer(s), and the preferred location for them is shown at Appendix 6. The Council requires these pitches to be a natural turf playing surface and for them to be level and reasonably flat. There is no requirement for the pitches to be flood lit.

5.43 The land area required to provide the sports pitches will contribute to the public open space requirement for this development. For this reason public access to the sports pitches must be available at all times. It will not be appropriate to locate either of the pitches within the new school campus, as this would restrict access to them through the school day and during the holiday periods, for example. However, to ensure the school and community pitches can, if necessary, share facilities, they shall be located adjacent to and have convenient access from one another, and if possible, share coterminous boundaries.

5.44 The playing surface area of the pitches will be no less than 100m x 60m. For avoidance of doubt this area does not include any additional area for pitch run offs or any necessary engineering work, or a lateral movement strip. With run-offs and a lateral strip the pitches will likely require minimum dimensions of 112m x 78m. If engineering work is required to ensure Council requirements for the sports pitches are met, the developer will provide land for this over and above that required for the playing surfaces, lateral strip and run offs. The land required for engineering works will not contribute towards open space requirements, unless this contributes to the use of the space, for example, by including terraced seating on an embankment.

Changing accommodation (related to the pitches)

5.45 There is a requirement to provide changing accommodation for four teams and two referees, including first aid and storage rooms. The operational requirements of the changing accommodation must be met to the satisfaction of the Council. The building must be located adjacent to and with easy and direct access to both new community sports pitches. The amount of land required for development of this accommodation, including any car parking, engineering work and incidental landscaping, will not contribute towards open space requirements. The detailed design of the changing accommodation will be the subject of a separate Design Brief issued by the Council.

Local Library

5.46 There is a developer contribution requirement to provide a new public library to meet needs arising as a result of this development. The operational requirements of the

library must be met to the satisfaction of the Council. The library will be located in the new local centre. It may be a stand alone building, or provided as a part of the new primary school building or in its campus, provided the security issues associated with such shared use can be resolved by design.

5.47 If the library is to form part of the school building or be within the school site, the amount of land required for development of the library, including for car parking, engineering works and incidental landscaping, will be in addition to the school campus area required at paragraph 5.35 above. The library building will have a footprint of approximately 375 m² and its detailed design will be the subject of a separate Design Brief issued by the Council. This space will also include the exhibition space for Archaeological interpretation referred to at paragraph 5.85.

Ball Court

5.48 There is a requirement for the provision of a Ball Court at developer expense. The design and location of this facility must be agreed with the Council.

Enhancement of Community Woodland.

5.49 The community woodland will have an important central location in the expanded settlement (See Appendix 3). The introduction and relocation of active land uses either side of the woodland, as well as the increased use it will experience as a result of this development, means that it will lie across a key movement route and will become an important amenity area for residents of the expansion as well as the existing community.

5.50 The woodland must therefore be enhanced at developer expense to the satisfaction of the Council. It will provide an attractive, safe and welcoming environment, particularly for walking and cycling. This is especially important where a road crossing of the woodland will sever existing rights of way (see paragraph 5.30). The only development of the woodland that will be permitted is that required to allow necessary vehicular access over it and for its recreational and amenity value to be enhanced. Such measures will include as a minimum:

- Formalisation and lighting of key footpaths to adoptable standard. These will give access to the new local centre and school;
- Provision of cycleways where required;
- Informal surfacing of secondary paths;
- Provision of additional lighting and seating in appropriate locations; and
- Enhancement of the existing viewing area and clearing at the summit of the woodland.

5.51 These measures will require a balance to be achieved between thinning existing vegetation and provision of new woodland scrub planting /

trees. Such enhancement must minimise harm to the woodland's habitat value. The developer must produce a Management Plan for the Community Woodland as well as the other open spaces of the development, and it will include such measures as necessary to further the value of the resource for biodiversity as well as people; it shall cover a 15 year timeframe and be split into 5 year periods.

Improvement of Wallyford Park and its existing sports pitches & changing rooms.

5.52 Wallyford Park has areas for informal and equipped play, one sports pitch and associated changing facilities, all of which require enhancement as a result of increased use produced by this development. Developers must provide hard and soft landscaping to enhance and define the separate functions of the park, including the sports pitches, and refurbish the existing sports pavilion to the satisfaction of the Council.

Local centre

5.53 The developer must provide a new compact mixed use local centre. This will help create and sustain the mixed community and provide a public space for community interaction. For this reason the new primary school and local library will be part of the local centre (See Appendix 6). The primary school will provide the focus of the local centre and the daily activity generated by it will help sustain local centre vibrancy and vitality.

5.54 In this way active land uses will be located at the centre of expanded Wallyford where they will be accessible to all. The objective is to ensure the local centre contains a suitable level of provision for local retail, non-retail, commercial and community facilities, commensurate with the size of settlement Wallyford will become.

Local Supermarket

5.55 Wallyford is an area for strategic housing growth, but it is an inappropriate one for significant new retail provision: this should first be directed to existing town centres. The local centre may include a local supermarket(s) sufficient to serve local requirements. Any new retail provision must be restricted to the size required to make good any quantitative or qualitative deficiency that will exist in Wallyford when expanded. Any supermarket(s) proposal must be consistent with ELSP Policies RET1 criterion (e), RET2 criterion (b), (c), (d) and (e) and RET5 criterion (f) and ELLP 2005 Retailing Proposal R4.

Requirement for other retail/non-retail premises

5.56 Proposal H7 of the ELLP 2008 places a requirement on the developer to provide land and premises for small commercial enterprise as part of the local centre. Wherever possible these must form part of mixed use buildings, consistent with Policy ENV2 of the ELLP 2008. To meet this

requirement the developer will therefore provide no less than 10 modular ground floor premises varying between no less than 65m² and up to 270m² per unit, yielding no less than 1500m² overall. Units will be capable of accommodating the types of active mixed uses common to a local centre – e.g. a newsagent, a private day care centre, a hairdresser, a post office, a public house, a restaurant, a hot food take away, a video store, a bakery, a bank, and an off-licence etc. The developer will also make best endeavours to introduce financial services to the local centre for the expanded community, preferably by introducing a bank, but as a minimum by provision of an ATM machine.

Recreation & open space requirements

The open space requirement

5.57 With a total of 1000 houses, the minimum new open space requirement for the expansion area will be 6 hectares. This will not include the landscaping framework required to integrate development with its setting. Additionally, existing parks and open space in the area, such as Wallyford Park and the Community Woodland, will not contribute to meeting new quantitative open space requirements. The masterplan may derive more open space than the minimum requirement. Consistent with PAN 65: Planning and Open Space, a variety of open spaces will be required. Open spaces will be linked to each other by an open space network including foot / cycle paths wherever possible.

Types of open space to be provided

5.58 The expansion will include two well overlooked Town Parks measuring approximately 0.5 to 1.0 Ha. They shall be located to the south west and to the east of the expansion. A Ball Court is also required and it will be provided in one of the parks or beside the new community sports pitches by the woodland.

5.59 Approximately 2 hectares of open space will be distributed throughout the expansion to provide other formal open spaces (e.g. planned open areas of amenity value, such as linear parks, Local Parks (0.2 to 0.5 Ha) and civic spaces, all including equipment for seating and rest).

5.60 A minimum of 1.5 hectares of open space will be distributed throughout the expansion and used for informal / recreational open spaces (e.g. small kick about areas, pocket parks, and areas for interaction with biodiversity, including allotments).

Community sports pitches

5.61 Approximately 1.4 hectares of the open space requirement will provide land for two full size community sports pitches, measuring no less than 100m x 60m. These will be located nearby the Community Woodland together with the other

types of open space to ensure the extension of it provides a multi-use park.

Housing

Housing for Market Sale

5.62 Land is allocated at Wallyford for a total of 1000 houses, of which 750 will be for market sale and 250 will be for affordable housing. Development of affordable and market housing must be simultaneous.

Land for Affordable Housing

5.63 The East Lothian Council Affordable Housing Policy requires that 25% of the housing land requirement be made available for affordable housing. Affordable housing land shall be provided at affordable housing value within the allocated site on land controlled by the developer(s). In line with the Council Local Housing Strategy, 80% of the total number of affordable units will come forward for social rent (200) with the remainder (50) provided in a form of Low Cost Home Ownership (LCHO).

5.64 To help integrate affordable housing into the wider range and mix of market housing, the masterplan must identify a maximum of 8 groupings of no less than 30 units each for affordable housing development. It is essential that the land identified for affordable housing is distributed evenly throughout the entire site. The creation of large single tenure areas will be unacceptable.

5.65 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 is best achieved by ensuring that affordable housing groupings are kept between 30 and 60 units, provided that the 60 unit groupings have a mix of affordable housing tenures.
- Affordable housing must be located close to public transport and community facilities.

Housing Mix

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

Design

- As a minimum, developments must comply, both internally and externally, with level 1 Housing for Varying Needs design criteria to ensure they address the requirements of the Scottish Government and Local Authority.

- A percentage of dwellings in each development must comply with the Level 3 Housing for Varying Needs design criteria specifically for wheelchair users. This will be agreed with the Director of Community Services.
- Developments should aim to achieve Secure by Design accreditation
- Building materials and components should be considered for their maintenance lifecycle costs.

5.66 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. The type and design of affordable houses must blend with the surrounding house types and designs proposed by the masterplan. It will also demonstrate that the areas for affordable housing are suitable for development and shall yield their required capacity. East Lothian Council requires access to site borehole information to ensure ground conditions at the site do not generate any unreasonable on-costs affecting the delivery of affordable housing at the site.

5.67 Affordable housing completions will be achieved over five years (1, 2, 3, 4 and 5). Subsidy may be available for social rented accommodation but not for LCHO. Affordable housing must be provided even if subsidy is not available. The Housing Development Services Section of the Council, in consultation with developer(s) / landowner(s), will establish locations for affordable housing development, the timescales for the phased acquisition of such lands, and the type, size and mix of affordable housing to come forward on the entire allocated site, as well as any available subsidy. The developer must agree with the Council the phasing and timing of the affordable housing provision and developer contributions.

5.68 The Council will wish to ensure that the Masterplan for the overall development integrates affordable housing into the expansion, and that affordable houses can be designed to blend with houses for market sale. For this reason joint working must take place early in the process.

Housing land take

5.69 Policy DP3 of the ELLP 2008 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.

5.70 At the Councils required net density level, a development of 1000 houses requires 45 hectares of land. The allocated site measures some 85 hectares to ensure long term and defensible greenbelt boundaries are defined; so

that the site can accommodate all the necessary non-housing land uses and other development requirements, including the new open space, local centre, primary school and the existing community woodland, which will be enhanced but not developed for housing; to allow for suitable stand off distances from the A1(T) in order to minimise noise impact and provide an attractive setting for the expansion; and because areas of the existing settlement have been included as they have development potential as part of the wider regeneration. Wallyford also lies in an area of known historical mining activity and ground conditions at the site may influence what parts of it can be developed. To ensure the site can yield 1000 houses the area allocated provides sufficient capacity to absorb any such constraint.

5.71 Accordingly, the masterplan will describe and illustrate how the 1000 house mixed use development will be satisfied and identify the area of land required to achieve this. It must describe and illustrate the new Green Belt boundaries that will contain the development with an attractive landscape setting. This setting will comprise an attractively landscaped stand-off area between the A1(T) and the area of the site to accommodate built development; it will also ensure any required noise attenuation measures will be an integral and attractive component of this landscape treatment.

5.72 If after new defensible Green Belt boundaries and an appropriate setting for the expanded settlement have been defined, the capacity of the site is found to be in excess of 1000 houses, the developer may wish to design for any residual area and identify the full capacity of the site beyond 1000 houses, including any other associated mixed use development and infrastructure. This would be without prejudice to any future Council decision on the planning merits of that land. For the Council to give any consideration to the principle of any such further development, in the case of housing, it must first be satisfied that there is a housing land requirement justifying a land release and that Wallyford is an appropriate location. It must also be satisfied that, for all uses, the related infrastructure requirements can be provided to its satisfaction and at developer expense and that the impacts of any such further growth would be acceptable. The Council will require the impact of a further increase in traffic generation from any such development to be rigorously assessed.

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

Habitat enhancement and soil impact

5.74 The masterplan must maximise opportunities to create and improve habitats and also to provide wildlife corridors through the expansion. As such, a biodiversity habitat survey is required as part of the Environmental Statement to inform this and direct the masterplan; it will also consider the means by which protected species habitat will be protected / enhanced during site development. To promote habitat enhancement and maintain wildlife corridors, the masterplan will ensure peripheral habitats are linked to internal ones by creating a woodland framework / habitat network, consistent with the Forestry Commission (Scotland) Forest Habitat Network Guidelines. This will include the protection and enhancement of watercourses, ensuring culverting is avoided. Tree planting is required at the southern site boundary and it must be integrated with the community woodland. Together these will provide the spine from which the woodland / habitat framework will extend around and into the site.

5.75 Use of SUDs features to improve biodiversity and habitat must be maximised. This may include use of attenuation ponds 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. Development at the community woodland must be minimised to mitigate loss of habitat, and the alignment of the access road(s) through it must minimise truncation of the woodland (See paragraph 5.30).

5.76 All bat species are protected under The Conservation (Natural Habitats, &c.) Regulations 1994 and The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2004. As such the presence of any such species and / or their habitat at the site must be assessed. This must include a comprehensive bat and roost survey with mitigation measures identified by the masterplan and as part of the required EIA.

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

5.78 The development of this site will have an impact on prime agricultural land. As such a Soil Impact Assessment will be required. It must be submitted as part of the EIA ES to accompany any planning application. The masterplan must take

into account the findings of the assessment and seek to implement any associated mitigation.

Air Quality

5.79 SEPA recommend that the impact of increased traffic associated with the development will need to be assessed. A Design Manual for Roads and Bridges (DMRB) road traffic assessment for air quality should be included in the ES. The ES should also assess the impacts of traffic associated with the new development on Local Air Quality Management Objectives PM10 and NO2.

5.80 The ES should include the impacts from current and proposed development in the area where associated traffic will pass through Wallyford to join the A1 (T). The ES should also consider potential cumulative impacts of proposed development at Wallyford, such as Barbachlaw. It is recommended that air quality monitoring be carried out within Wallyford, particularly along Salter's Road, to establish the air quality position.

5.81 SEPA has requested that air quality assessments should also address junctions and routes that are already congested and may be some distance from the site. Known areas where air quality is poor in the vicinity of the site include High Street and North High Street, Musselburgh. These situations should not be made worse by increased traffic associated with the new development.

Noise mitigation

5.82 The Environmental Statement (ES) will provide a baseline noise survey and an assessment of the site for residential development, consistent with PAN 56 Noise Exposure Categories. The ES must include but not be limited to an assessment of noise from the A1 (T) and from the Wallyford A1(T) Interchange. The masterplan shall detail noise mitigation measures, including those relating to design, materials, layout and landscaping of the development and its buildings. These requirements may need to be location specific and must include mitigation measures necessary to ensure satisfactory internal and external noise levels.

5.83 Noise attenuation measures must be integrated sensitively into the landscape, and this is a particular concern along the southern A1(T) boundary of the site. This will require minimising the visual impact of the noise attenuation measures while retaining a sufficient development footprint to deliver the mixed use allocation. An extensive stand-off area may be required between the A1(T) and the area of the site to accommodate built development, particularly where the A1(T) is not in cutting. The stand-off must be appropriately and attractively landscaped and the necessary noise attenuation measures must be provided as an integral component of this landscape treatment to help provide an attractive setting for expanded

Wallyford. This will form part of the assessment of alternative development options required by SEA.

Archaeology

Archaeological and historical deposits

5.84 Given the extent of the site, its proximity to the Battle of Pinkie site and that it contains a Scheduled Ancient Monument (SAM) an Archaeological Assessment and an Agreed Method Statement for any development is required. Development that would harm a site of archaeological interest will not be permitted. The only exception to this is where archaeological advice concludes that the significance of the remains is not sufficient to justify their physical preservation in situ when weighed against other material considerations, including the benefits of the development. In these circumstances the developer must provide for the excavation, recording and analysis of archaeological remains in advance of the commencement of development and publication of the results. Where feasible to accommodate and preserve archaeological features this should be done, and public access to them is encouraged.

Scheduled Ancient Monument

5.85 Wallyford Toll Scheduled Ancient Monument (SAM) is located to the south of Wallyford Toll roundabout at the A199. Aerial photographs suggest archaeological remains related to the SAM exist outwith the scheduled area. The developer must confirm the extent of the scheduled area and the masterplan make mitigation measures as required. Development that would harm the SAM will not be permitted.

5.86 The masterplan must test alternative layout options where development will interface with surrounding historic interests – e.g. the SAM and for the area opposite Battle of Pinkie - to ensure development will protect and if appropriate, enhance the context and setting of these historic environment assets. This will form part of the assessment of alternative development options required by SEA.

5.87 The developer must make provision for interpretation facilities displaying information about the SAM and other historical deposits found at the site, plus its relationship with the wider landscape and its history, including the Battle of Pinkie. This will require provision of a heritage trail across the site, following an identified route provided with interpretation facilities describing and illustrating relationships between the landscape and its use. Details of the Council's requirements in this respect are provided in a separate Development Brief from the Council Archaeology Service.

Drainage and Water Supply

5.88 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). As such, 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. There may be capacity restrictions in the Eastern Interceptor Sewer, which may have implications for timing and phasing of development. Provision for adequate on and off site sewer infrastructure must be in place before commencement of development. Required sewer infrastructure will be provided at developer expense.

Sustainable Urban Drainage (SUDs)

5.89 The surface water runoff from the development must be drained on a separate system discharging to a suitable outlet via SUDs to the satisfaction of SW, SEPA and the Council. Surface water must be treated by means of integrated surface water drainage systems serving the expansion area 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.

5.90 The specification of drainage system must comply with the surface water 'Management Train' approach 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. 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.

Waste management

5.91 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 developer expense.

5.92 The Council currently operates a kerbside wheeled bin collection service with each dwelling being issued with 2 x 240 litre wheeled bin - one for household and one for garden waste, and one 30 litre box for paper, and one 55 litre box for dry recyclables. Access to the kerbside

collection points outside each home and the road surface must be suitable for a 26 tonne HGV refuse collection vehicle. The housing design must avoid hammerheads for turning that turn into parking bays restricting access, and turning areas located adjacent to play areas.

5.93 Design solutions for the recycling and separation of household waste materials must be provided for waste management apparatus in relation to individual buildings. Buildings shall be designed with a suitable storage area to the side or rear, or other suitable unobtrusive design solutions, for storage of waste apparatus.

5.94 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.

Sustainable development & energy efficiency

5.95 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 interconnected movement, accessibility, integrated landscape structure and the provision of affordable housing and a range of house types and sizes. Yet sustainable development is about more than how land is developed.

5.96 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. 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, microgenerating and decentralised renewable energy systems, so that carbon reductions are considered and secured at the design stage of projects.

5.97 Consistent with SPP6, proposals 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 will an exemption from this requirement be made.

5.98 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 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:

- ground source heat pumps
- passive heating
- low emissivity, thermally efficient double glazing
- photovoltaic panels
- thermal panels
- wind energy

5.99 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 SPP6 requirements will be met.

Inclusive Design

5.100 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

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

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

Percent for Art

5.103 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 public spaces.

Assessment of Alternatives

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

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

Road Crossing of Wallyford Community Woodland

- The masterplan shall examine options for provision of this road, in terms of its alignment, design, land requirements including any land re-grading work, planting, lighting to ensure the preferred alignment offers the best feasible environmental option to minimise truncation of the woodland and harm to its habitat value.

Relationship with Historic Assets

- The masterplan must test alternative layout options where development will interface with surrounding historic interests – e.g. the SAM and for the area opposite Battle of Pinkie - to ensure development will protect and if possible, enhance the context and setting of these historic environmental interests.

Noise attenuation measures

- Noise attenuation measures must be integrated sensitively into the landscape. This will require minimising the visual impact of noise attenuation and retaining a sufficient development footprint to deliver the current mixed use allocation. Any standoff area must be appropriately and attractively landscaped and the necessary noise attenuation must be provided as an integral component of this landscape treatment to help provide an attractive setting for expanded Wallyford.

to create attractive vistas across the expansion to key landmarks;

- providing an attractive context and setting for the SAM and Pinkie Battle site.

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

6. DESIGN REQUIREMENTS

Designing the new urban form

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 land use mix, and the size, massing, proportion, positioning and scale of buildings and groups of buildings, and the materials and colours proposed. The Council's requirements for the new urban form of the expansion are set out below.



Landscaping and urban edge treatment

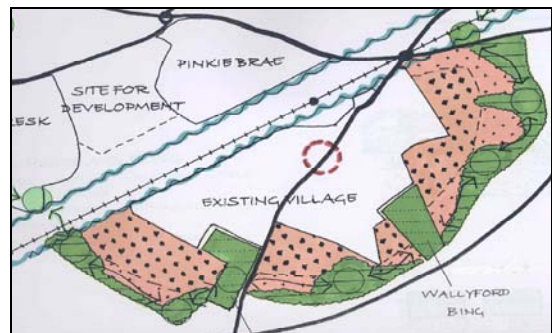
6.2 The developer must submit to the Council for approval a Landscape & Visual Impact Assessment and Landscape Framework for the entire allocated site. It will include a management plan detailing how such will be achieved for the benefit of both people and biodiversity and shall cover a 15-year timeframe, 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 and green belt objectives by:

- providing robust long term settlement boundaries which provide an appropriate transition between town and country as well as an attractive setting for the expansion;
- integrating the landscaping framework and core path network to provide landscaped routes that give access to the countryside;
- helping conserve the openness of the Green Belt by incorporating existing views over the site

Structural landscaping framework

6.4 The expansion will bring Wallyford closer to the A1(T). A suitable landscape setting for the settlement must be provided to help conserve the wider sense of place. The landscaping framework must therefore mitigate a corridor effect developing along the A1(T) as well as fragment the build. A tree belt varying in width between 30m and no less than 20m is required along the southern / south eastern boundaries. This tree belt must be integrated with the community woodland, and together these will create a spine to extend the woodland / habitat framework into the site.

6.5 Green wedges and fingers will be provided at the south and eastern edges of the site to create landscaped linear features penetrating the expansion from its edge to its core. They will be part of the habitat network and be positioned and aligned to ensure they conserve key vistas across the expansion to surrounding landmarks. This will require careful urban design and planting arrangements.



Indicative of green wedges / fingers at Wallyford.

6.6 The eastern boundary of the site follows a dried up river bed to the A199. This causes a significant change in ground level, meaning landscaping here must be positioned carefully to ensure only glimpses of buildings can be obtained in westerly views to the site from the A1(T). To ensure this, buildings at the eastern boundary shall be set among trees, woodland planting and hedges. This will break the mass of development and soften the appearance of this urban edge. The existing urban edge at south east Inveresk is a suitable precedent.

6.7 Development at the north eastern and north western boundaries will create new urban edges on entering Wallyford along the A199 and Salters Road. It is also at these boundaries where the new development will interface with the SAM and Pinkie Battle site. The masterplan shall therefore assess layout options for development here to ensure an attractive context and setting for these historic assets. This will form part of the assessment of alternative development options required by SEA.

6.8 Additionally, the land rises to the south beyond these roads, and the landscape framework here must reconcile the need to soften these edges and provide a setting for the historic interests there, preventing buildings overbearing, while ensuring an urban character is intensified on entering Wallyford. This will be achieved using groupings of trees and woodland planting set in a landscaped informal setting. It will provide an attractive setting for the expansion as well as be sufficiently permeable on entering Wallyford to allow views of new buildings in the site. It will also sustain the existing long distance views from the north west of the site to the Pentland and Blackford Hills, the Firth of Forth, Fife and beyond. These views must also be incorporated into vistas from key public spaces in the layout.

Existing / proposed urban edges.

6.9 At Fa'side Avenue South a row of attractive trees exist. These will be retained and the new houses set to the west of them. New houses must overlook and should obtain access from Fa'side Avenue South. New informal open space will be provided to complement and extend the existing open space at Fa'side Avenue South.

6.10 Existing properties at Fa'side Terrace present rear elevations and boundaries to the site and new development there will ensure the rear of new plots abut existing rear gardens. Part of the site adjoins Fa'side Avenue North and new development there will complete this street by addressing Fa'side Avenue North and complementing the design of existing houses.

6.11 Development adjoining the western edge of the community woodland must overlook it. This is to ensure natural surveillance of the woodland to help ensure safety and security. This will require buildings at the edge of the woodland to maximise primary outlooks and active edges orientated toward it. However, development adjoining the eastern edge of the woodland may give primary outlooks to the east, meaning if buildings there present rear elevations to the woodland, robust boundary treatment for such plots and appropriate planting along this edge will be required to help ensure security of these plots.

6.12 Edge treatment adjoining Wallyford Industrial Estate must ensure the environmental impact of the existing commercial waste recycling facility there is mitigated. For this reason it may

not be appropriate for buildings to have housing above commercial premises in this location.

6.13 At the top of Inchview Road a grouping of vernacular buildings formally associated with Wallyford Farm exist. These are some of the last agricultural buildings remaining in the settlement, and a setting for them shall be created for them in the expansion area.

6.14 A high stone wall defines the existing eastern urban edge of Wallyford. It must be retained and could be used to define rear boundaries of new garden ground within the expansion area. The layout of development there must allow for the retention of existing informal pedestrian access through this wall. To facilitate such access the routes must be formalised and the wall made good with materials to match by the developer.

Treatment of the new urban to urban edges

6.15 The treatment of urban edges in the expansion, such as those alongside main thoroughfares and open spaces, will complement the intended sense of place. Main thoroughfares shall be of formal character, and provision of avenue tree planting, verges, footpaths and low hedges on each side of the street will help ensure continuity through the expansion area. In the lower density areas the use of landscaping will be more informal and used to ensure enclosure of public space where buildings alone will not ensure this, and also to ensure that a visual balance between development and such treatment is achieved.

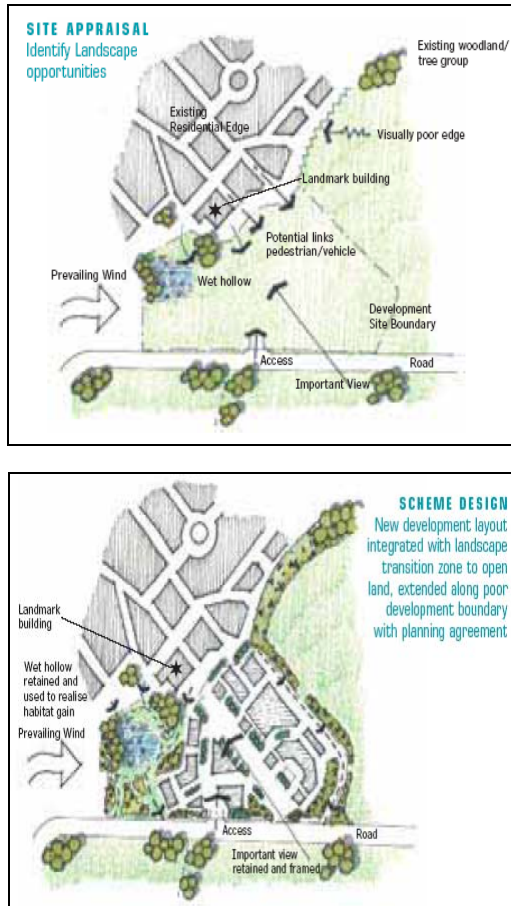
6.16 The landscape structure will provide an attractive setting for all new buildings, and help create continuity in character between the areas of different development density and building type, and ensure public spaces are properly enclosed. The use of trees on either side of the main access road through the site will be required to ensure they are well defined, and hence clearly contribute to the hierarchy of streets and spaces. Further requirements of the landscape structure will be to provide proper definition of house plots from public space using plot frontage planting; to provide low level screening for parked cars, where appropriate; and to complement streets and footpaths by providing planting alongside these.

The layout of development

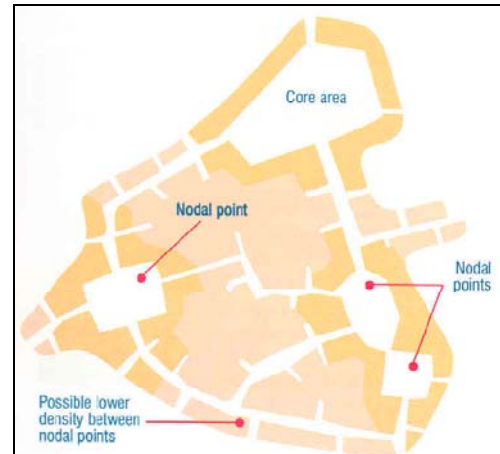
Design principles for the urban structure

6.17 The proposed urban structure must respond to the contextual analysis of the site (See Appendix 2) and the landscape framework to ensure that a sense of place will be retained and can be created; it will selectively identify the areas for development accordingly. The expansion will also integrate with and respond to the landform, urban form and townscape of the area, and positively incorporate key natural and physical features at and around the site. The urban

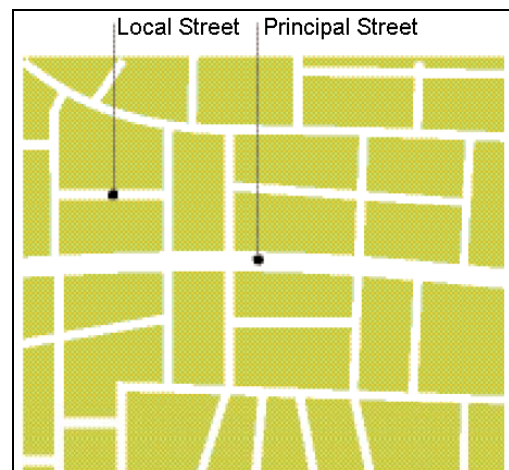
structure will allow for the retention of the key public views across and from the site to the surrounding landmarks to help conserve the sense of place; the masterplan will describe and illustrate how this will be achieved, as shown in the example below.



6.18 To produce a sense of place the new urban structure will be ordered and understandable, creating focal points in the site. The focal points will be the main public spaces of the expansion and these will be the local centre and the town parks - one to the east and west. The local centre shall be a civic space, while the other two focal points will be different types of formal green space that contribute to the identity of their respective areas. The plan at Appendix 6 identifies a central location for the local centre and indicative locations for the other two focal points. The focal points will be large, accessible and active spaces that are connected to one another, providing locations where primary movement routes cross, as shown below.

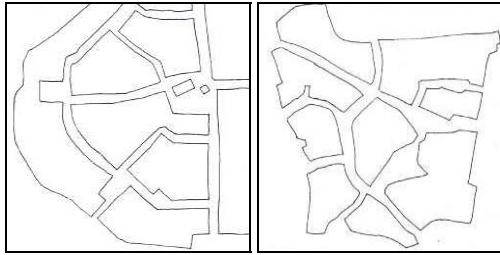


6.19 The expansion will be ordered around these focal points, connecting them with an inter connected layout of streets. This layout will define the areas for development. These will provide 'development blocks' for housing, open space and other land uses. Principal streets will define 'neighbourhood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



6.20 The urban structure of the expansion must ensure that the layout of buildings in it will:

- Produce an interesting and distinctive environment where key linear routes, curve, taper, widen, narrow and change direction;
- Define public from private space and protect private space, 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.

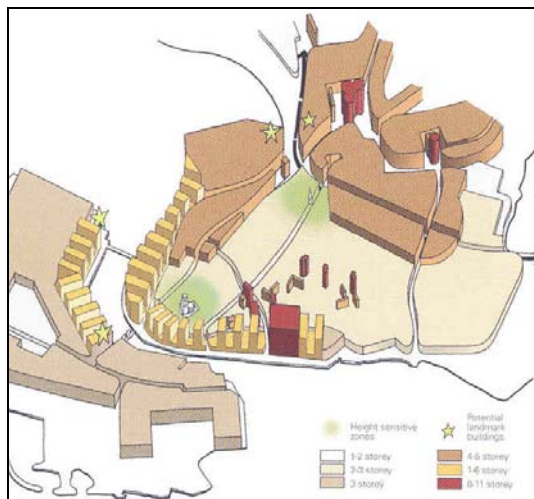


6.21 There must be easy access to the local centre from the surrounding development. This will require that the proposed street pattern make development blocks around the local centre smaller to ensure a more permeable urban structure around it, so it can be easily and directly accessed by a range of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

6.22 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 (known as the urban grain See para 6.33).

Building heights

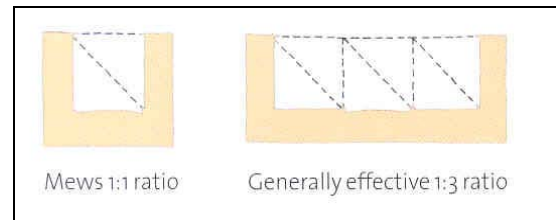
6.23 No taller than three storey development will be permitted at the expansion area. The plan at Appendix 4 illustrates the only locations where such building will be accepted. The masterplan shall clarify the height of buildings across the site explaining this as part of the masterplan and the Design Statement, making reference to how such building heights will appear in key views to the settlement as well as the role that such verticality will play in the wider landscape and the townscape of the expansion itself (See para 6.32). This will be particularly important for the new local centre. The masterplan will show the building heights for each of the blocks, as shown in the example below.



Enclosing public space

6.24 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

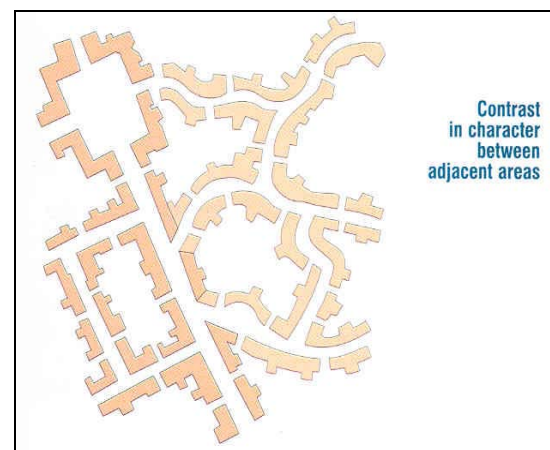
enclose public space. The height to width ratios below provide a guide for creating enclosure.



6.25 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.

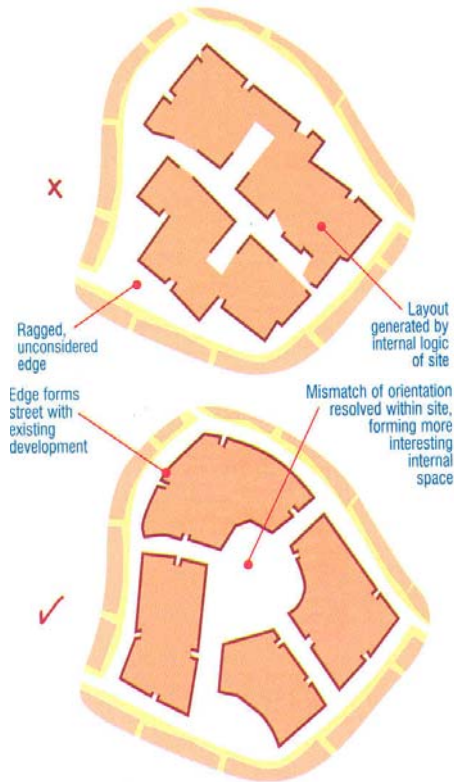
Positioning perimeter buildings

6.26 A Council objective is to ensure the building layout defines the framework of interesting and welcoming public spaces. Buildings at the perimeter (or edges) of the development blocks must therefore be positioned to enclose and clearly define public from private space, and orientated to articulate, overlook and present active frontages to the public spaces and thoroughfares between them. Along key linear routes the urban structure will create routes that curve, taper, widen, narrow and change direction. Perimeter buildings will 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.



6.27 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.



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



Built form typologies - building groups

6.29 The masterplan must establish building types that will be grouped together in particular areas of the site. This is to demonstrate how the full range of house types and sizes required will be delivered, and to ensure appropriate building types are grouped in the layout pursuant to the creation of different and mixed tenure character areas. Buildings should be grouped to create perimeter blocks, courtyards, terraces, mews and lanes etc. Building groups will be arranged to complement one another across the entire expansion area. Successfully arranged building groups result in overlooked public spaces where the need for the artificial definition of public and private space, such as fences / walls, is minimised. The masterplan will direct the use of building groups across the expansion area, consistent with the proposed urban grain and character, to ensure the overall urban design strategy is clearly conveyed.

Character areas

6.30 A development of this scale must provide a range of character areas in order to provide a choice of mixed tenure residential environments and so that places in the expansion are created that have their own identities. The masterplan will provide three dimensional design concepts for these areas, as set out at paragraph 6.35 below. These will be used to formulate and assess detailed design proposals. Design concepts for buildings and public realm in these areas must be based on the contextual analysis and local historical precedents. The contextual analysis appended highlights key natural and physical features of the area, including key public views, and Wallyford's agricultural / industrial origins.

Housing Density: A compact urban form

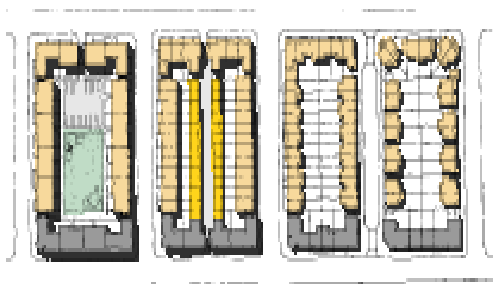
6.31 The expansion must achieve a minimum average net housing density of 30 dwellings per hectare. This shall be achieved through the provision of a full range and choice of house forms, types and sizes. The required density level will be achieved as product of the design process, and met in a way that is responsive to and

complements the surrounding landform, landscape and proposed urban character.

6.32 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 site and 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 hubs / open spaces. Loading the higher end of the density range with affordable housing will be unacceptable. A range of densities and a full range of house types and sizes are required in all tenure groups. The plan at Appendix 4 shows where higher density development is expected.

Creating the urban grain – the framework of plot subdivision

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



6.34 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 1000 house requirement will be met.

Describing and illustrating the third dimension

6.35 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 **main public spaces and thoroughfares, including the local centre, as well as character areas** in the expansion. This will be achieved by the following methods as a minimum:

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

Dwelling Design

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

Detached



Semi-detached



Mews



Townhouse



Terrace



Flats



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

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

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

Defining plot boundaries

6.39 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

6.40 The new local centre will be at the heart of the expanded community (See plan at Appendix 6). It will be vital to consolidate community identity and it is essential that the design quality of and accessibility to the local centre reflect this role and its wider community function. The local centre design concept shall blend the historical character of its site associated with mining and brickworks with contemporary design.

6.41 The local centre 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, and 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.

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

Access and movement

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

A compact Layout

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

A vertical and horizontal land use mix

6.45 Wherever possible commercial buildings of the local centre will be capable of providing a vertical and horizontal land use mix (for the avoidance of doubt the primary school will not provide such a land use mix). This can be achieved by development of tenement / terrace style buildings that accommodate dwellings / offices over active ground floor use, such as retail,

commercial, leisure and community. This vertical and horizontal distribution of land uses will be important to achieving the human scale required in the local centre as well as securing its vibrancy and vitality during the day and safety and security at night.



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

Public space of the local centre

6.47 Local centre buildings shall address and define a principal, linear, pedestrian friendly public space. Buildings will provide direct commercial frontage, continuity in building line, and present active edges to the pedestrian friendly area. Buildings will also be positioned and aligned to gradually create a wider public space / square.

4.48 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.

6.49 The pedestrianised surface will consist of appropriate materials designed to provide a complementary, distinctive and attractive floor to the area. An artwork will be required and this shall be sited appropriately. Examples of such an artwork may include a clock tower, or a water feature, or a decoratively landscaped public space.

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

Paving materials



Areas for seating and rest



Bus terminus



Local Centre Car Parking

6.51 The influence of vehicles on the design and appearance of the local centre 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 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.



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

Local centre building design

6.53 The design of new local centre buildings will be bespoke, fresh, and contemporary, yet will reflect the history of mining and brickworks in the area, and seek to fuse the characteristics of such building styles with contemporary design. A limited range of complementary materials, including brick, metal, glass and wood will achieve this. Particular design attention shall be given to elevations of local centre buildings visible from the local centre public space. The developer will propose and agree with the Council a suitable palette of materials and colours to be used on local centre buildings. To ensure the above objective is met, the following images give an indication of the building designs that are expected.



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

Supermarket(s) Design

6.55 Any supermarket(s) must be positioned, aligned and orientated, and be of an appropriate size, form, massing, proportion and scale to ensure it properly integrates with the local centre design concept and streetscape and wider landscape setting. A design objective will be to ensure the mass of any such building is subservient to the community primary school. This could be achieved by integrating any supermarket(s) in a mixed use building, with flats or offices above. Supermarket(s) signage must be subtle and inconspicuous from the A1(T), consistent with the objective of preventing additional car based trips into Wallyford.



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

Community Primary School

Integration as part of the local centre

6.57 The primary school will be a part of the local centre and adjacent to and highly accessible from the existing urban area (See Appendix 6). The school will be expected to interface with the local centre. A facade of the school building should read as a part of the local centre streetscape, from which an access to the school should be taken. This may be achieved if the building line is set back to create a buffer between public space and the building, defined by landscaping and railings, for example. The school design should incorporate a feature of a suitable height and design to provide a focus in the townscape and a local landmark.



6.58 Detailed design requirements for the primary school, including integration of any Community Services requirements, will be the subject of a separate Design Brief issued by the Council.

Street Lighting

6.59 Lighting proposals for the expansion as a whole and in particular the Community Woodland should have regard to the Scottish Government Guidance Note 'Controlling Light Pollution & Minimising Consumption'.

7. IMPLEMENTATION

7.1 The Wallyford expansion will nearly double settlement size and population as well as place increased demand on community facilities and infrastructure in and around it. The Council requires developer(s) / landowner(s) concerned to enter into a legal agreement to ensure the procurement and satisfactory phasing and timing for delivery of all infrastructure and other requirements associated with this development. 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.

7.2 This will be required in line with Policies HOU 5, RET 5 and IMP 4 of the ELSP 2015, paragraph 4.14 of the Edinburgh and the Lothian Structure Plan 2015 Action Plan, and Policy INF3 of the East Lothian Local Plan 2005. The Council will ensure the legal agreement is in place prior to approving any planning permission for all or part of the land.

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

7.4 An area of land to the west of the local centre has potential to accommodate some mixed use development and to provide important access between the development area and the existing settlement. This site is currently landlocked, relying on an extension of the existing industrial site access road and the future main access road layout in the expansion area to provide access (See arrows 'Access to be provided' on the Movement Framework Plan at Appendix 5); while access to the northern portion of this site through the industrial estate will be shown on the masterplan, delivery of access there will be the subject of negotiation with East Lothian Council and shall not feature in the Section 75 Agreement. However, that legal agreement must ensure access to the south of this development area and over the northern part of the site (for pedestrian and cycle access) will be provided consistent with the access requirements of this Development Framework, mitigating any ransom being created; as such, provision of these routes will feature as part of the Section 75 Agreement.

7.5 It may be necessary for the agreement to be location specific, for example regarding the provision of access to and the timing and phasing of the transfer of serviced land for affordable housing to the Council. The legal agreement must ensure that access to the areas of serviced land for affordable housing is provided and mitigate any ransom opportunity.

7.6 An outline of the Councils required phasing sequence is set out below. This has been agreed by the Council and the developer(s) / landowner(s) concerned. It represents a feasible phasing sequence and it will provide the basis against which the principles of the required legal agreement will be formed.

| Table 1 DEVELOPMENT PROGRAMME | | |
|-------------------------------|---|-------------|
| Year | Items | Dwell ings* |
| 1 | Transportation - Implement transportation deflection, including necessary interventions at trunk road junctions, the A6094 and A199 to prevent through traffic to Musselburgh High Street, and to reduce / remove through traffic from Salter's Road. - Deliver the environmental improvement / traffic calming of Salter's Road. - Formation / facilitation of key pedestrian and cycle desire lines from first phases of the new development and from the existing settlement to existing and new facilities, for example to the railway station and bus stops, as well as to the new primary school. Education - Commence development of new pre-school and primary school, utilising temporary capacity at existing school if appropriate and required. Enhance of Wallyford Park - Make provision for the refurbishment of changing pavilion and amenity improvements to park and pitches. | 175 |
| 2 | Transportation - Complete environmental improvement of Salter's Road and key pedestrian desire lines to the new local centre and school from existing and new urban area. Phased works must not sever existing and new general walking and cycling routes including Safer Routes To School. Education - Ongoing school build programme and phased programme of fitting out classrooms so capacity is not lost. Local centre - Library to be provided near to the school and to include archaeological interpretation facilities. Sports pitches & changing - Development of the sports pitches and changing accommodation. | 250 |
| 3 | Transportation - Ensure phased provision of safer routes to school and other such infrastructure is phased with the provision of new development. Phased works must not sever existing and new general walking and cycling routes including Safer Routes To School. Education - Ongoing school build programme and phased programme of fitting out classrooms so capacity is not lost. Local centre - Begin development of other small-scale retail and non-retail units including potential small supermarket(s). Community Woodland - Enhancement of the Community Woodland. | 250 |
| 4 | Transportation - Ensure phased provision of safe routes to school and other such infrastructure is phased with the provision of new development. Phased works must not sever existing and new general walking and cycling routes including Safer Routes To School. Education - Ongoing school build programme and phased programme of fitting out classrooms so capacity is not lost. | 250 |
| 5 | Transportation - Ensure phased provision of safe routes to school and other such infrastructure is phased with the provision of new development. Phased works must not sever existing and new general walking and cycling routes including Safer Routes To School. Education - Ongoing school build programme and phased programme of fitting out classrooms so capacity is not lost. | 75 |

* Note: the proportion of market and affordable housing each year of the programme can vary consistent with the requirements of paragraph 5.64 – 5.65 above, provided the cap on annual unit output indicated in Table 1 above is not exceeded.

8. MASTERPLAN OUTPUTS

8.1 The expansion area will be developed over many years, likely by different developers. The masterplan must establish a robust three dimensional urban design strategy to co-ordinate future planning applications for the entire allocated site, consistent with Section 6 above. Designing Places states that masterplans describe and illustrate proposals in three dimensions, establishing the vision for the place and how it will be realised, setting out the phasing, timing and basic economic assumptions of development.

8.2 This is to ensure development can be delivered in the planning, design and commercial context, and to provide the basis for the legal agreement. The masterplan documents will convey the level of information necessary to give the context, clarity and certainty to inform and control all future planning applications for the entire allocated site, consistent with policy DP5 of the East Lothian Local Plan 2008. As a minimum the masterplan must describe and illustrate the following information:

- How the masterplan design has been informed by the contextual analysis of the site and its surroundings;
 - How the landscape framework and urban structure of development will integrate with and respond to the landscape, landform and urban form of the area;
 - The development strategy, including the access and transportation requirements, the use of building types, the location and nature of proposed land uses, the landscape and open space strategy for the site, and any key public views as well as the nodes and focal points that must be retained and created;
 - How the key public views across, to and from the site to surrounding landmarks will be conserved and, where possible, incorporated into principal public spaces in the expansion;
 - The places in the site where activity will be focused (e.g. the local centre, any other mixed use areas, the key nodes and the Community Primary School);
 - Locations for the variety of development densities in the range and the land uses and building heights across the entire site;
 - The proportion and location of building types, including house types, sizes and tenures, and the integration of affordable houses, as well as the provision, location and means of integrating housing with any other uses;
 - a well connected movement framework for the entire site that supports the full range of access requirements, establishing points of access to it and between all its development areas, including alignments for the main streets, Home Zones, safe routes to school, and dedicated pedestrian and cyclist routes;
 - The network and hierarchy of principal civic and parkland public open space conceived together with the layout of buildings,
- complemented by quality public realm landscaping;
- The building lines, orientations and aspects of perimeter buildings at the edges of development areas that will ensure the creation of a sequence of welcoming, distinctive principal public spaces and a series of views through them;
 - The arrangement, development capacity, size and shape of all individual development areas, and the framework of plot subdivisions in each of these;
 - Design concepts for the main public spaces and thoroughfares and each of the character areas, including indicative building designs, heights and the typical streetscapes, and the palette of materials and colours to be used in each;
 - The landscape treatment of significant edges in the development, including those at the boundaries of the development and at the main public spaces and along the main thoroughfares.
 - Indicative building designs, colours and materials to be used on buildings to secure cohesive and harmonising development areas;
 - Three dimensional design concepts, including cross sections and axonometric views of public spaces and the character areas, illustrating the sequence of public spaces and views created by the building layout and their visual relationship with the proposed focal points;
 - Visualisations and descriptions for the form of the new local centre and information on its proposed vertical and horizontal land use mix.
 - How the design seeks to minimise resource consumption in its response to the contextual analysis through layout and building design, while complementing other design requirements;
 - 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 At the time of submission, a Design Statement consistent with the principles of PAN 68: Design Statements must accompany the masterplan.

APPENDIX 1

APPENDIX 2

CONTEXTUAL ANALYSIS

Wallyford: A background

Wallyford's origins are with agriculture and some attractive cottages remain to the east of Inchview Road. The village developed most rapidly around its former colliery when commercially successful at the turn of the century. Wallyford's industrial base and rapid growth influenced its evolution and form. For example, Wallyford developed down the northern slope toward Salter's Road away from the mine; evidence of the former mineral railway route remains in the footpath adjacent to Wallyford Primary School; and Wallyford Bing lies to the south. The Bing has been reclaimed to Wallyford Community Woodland and is now an important landscape feature and community and habitat asset.



The traditional terraced rows of miner's houses that once lined Salter's Road were cleared to make way for the existing public sector housing. These housing estates developed in closed end culs-de-sac around the colliery site. They were designed as such to turn their backs to the mine for amenity, and in so doing they offer poor access through the settlement.

A concentration of retail premises was not introduced to Wallyford in favour of providing them in small groups in peripheral housing estates when each was introduced. Such uses have also come to occupy existing buildings. Other uses were introduced to the former colliery site when its operations ceased. Wallyford Primary School was built to the north in 1959, and later infill developments occurred on other parts, such as Inch View Industrial Estate and Wallyford Community Centre. The south of the mine site developed to Wallyford Industrial Estate, which completed in 2002. The impermeable edges of the estate and its access road create significant barriers to movement through Wallyford, particularly pedestrian and cyclist (See Appendix 5).

In-filling such uses at the colliery site focused them in an area of the settlement designed to be inaccessible from its surroundings. This prevents direct access to the existing community infrastructure, particularly from the south and north west of Wallyford. Because of this poor connection active land uses in the settlement, such as the shops, post office, library and hot food take away's are dispersed from each other and the community uses. This has prevented Wallyford from establishing a 'centre of gravity' and the active uses collectively benefiting from the activity generated by each. The effect of such dispersal and lack of direct access has been a poorly defined settlement core. Wallyford to date does not support a compact and vibrant local centre.

Salter's Road (A 6094) is a busy spine road passing through Wallyford. It carries commuter traffic to and from East Lothian coastal settlements; provides a valuable bus route serving the local community and Wallyford Station; and is important to the efficiency of wider public transport circulation. However, the level of traffic flow along Salter's Road severs important north-south desire lines in the settlement across Salter's Road, for example, those to the existing school and community centre. The Council has provided traffic calming measures, and while these have little aesthetic value, they did succeed functionally. However, traffic flow at Salter's Road continues to be a significant issue in the community.

Since colliery closure Wallyford's population declined and unemployment increased. Recent housing and employment allocations reversed population decline and aim to provide new employment opportunities. While Wallyford Industrial Estate is now fully occupied and undeveloped employment land exists at Barbachlaw, unemployment levels in Wallyford remain higher than the East Lothian average. However, the A1 (T) was constructed in the 1980's, and a rail halt with Edinburgh was created by the former East Lothian District Council and Scot Rail in 1994, and these have helped revive Wallyford as a commuter settlement.



Wallyford: ~ 1907



Wallyford: ~ 1960



Wallyford: ~ 1990

Key Features of the Site and Surrounding Area

Read with Context Plans A & B and photographs below

Analysis of Area Surrounding the Site

| | |
|------------------------------|--|
| Landform | Wallyford lies on the third and last raised beach of the Firth of Forth and to the north of the Tranent Ridge. |
| Landscape Setting | A distinctive regional setting exists around Wallyford. The woodlands of Dalkeith Country Park and Esk Valley are to the west; the Drummohr House policies and woodland to the west of Prestonpans are to the east; the Firth of Forth and treed setting of Inveresk are to the north; Wallyford community woodland is at the core of the area. |
| Landscape Character | Landscape character is generally derived from the patchwork of fields defined by trees, fences, stonewalls and low hedgerows. Scatterings of mature trees follow field boundaries yet isolated groupings also exist, such as Wallyford Toll. The A1 (T) severed the field boundary pattern of the site from that of the Tranent Ridge, diminishing their visual relationship and landscape continuity. An undeveloped area exists alongside the A1 (T). This provides an important setting for Wallyford, as well as a countryside character to the trunk road journey and a sense of place, allowing views across East Lothian and to the coast and beyond. |
| Historic Landscape Character | In prehistoric time enclosed settlement was made north of Wallyford, and is now a Scheduled Ancient Monument. The Pinkie Battle site core generated the largest loss of life on Scottish soil and is to the north of the site. |
| Key Public Views | Key public viewpoints to the site are from the A1(T), the A199, the A6094, and East Coast Main Line. Key views from the site are to the Pentland and Blackford Hills; Arthur's Seat; the Firth of Forth, Fife and beyond; Cockenzie Power Station and to Fa'side Castle. |
| Access & Transport | The A1(T) is at the southern boundary of the site and produces significant noise levels. Salter's Road carries through traffic to the Wallyford A1(T) Interchange, and provides two bus loops, one at St Clemants Gardens and one at The Loan. Wallyford Station is to the north, and to the east a Park & Choose facility has been developed. Inchview Road is traffic calmed, provides frontage access to dwellings and is very narrow at its southern end. |
| Known constraints | The site is an area of historical mining activity and contains 17 known mine entrances. The site contains Wallyford Toll Scheduled Ancient Monument in its north east corner. It contains four other recorded historical sites. |
| Other | Attractive single storey stone built vernacular cottages exist to the east of Inchview Road. A commercial recycling facility exists in Wallyford Industrial Estate. |

Analysis of the Site

For the purposes of this contextual analysis the site has been split into three areas (See Context Plan A).

| Key features of area one | |
|--------------------------|--------------------|
| Size | 26 Hectares approx |
| Slope | North |

| | |
|--------------|---|
| Landform | 51 m Ordnance Datum (OD) at southern boundary, falling gradually to 45 m OD at centre, and then to 35 m OD at northern boundary. Land rises significantly from Salter's Road on entering Wallyford (Context Plan A) |
| Boundaries | The area is defined by Salter's Road to the north; the existing urban edge and the community woodland to the east; and field boundaries to the south. |
| Physical | Two stone built vernacular properties exist between fields 1 & 2. |
| Natural | Trees and hedges run north south defining fields 1 & 2 and 2 & 3. A row of attractive trees defines the Fa'side Avenue South urban edge. |
| Public views | Fa'side castle is visible from all parts of Area 1. Fields 1 & 2 are open, exposed and offer panoramic views to Edinburgh landmarks and Fife etc. |
| Other | Overhead pylons traverse Area 1. |

| Key features of area two | |
|--------------------------|--|
| Size | 31 Hectares approx |
| Slope | Undulating |
| Landform | 50 m OD at the south, falling to 45 m OD at the dried up river bed, rising to 50 m OD at the industrial estate and falls to 45 m OD at Salters Road. |
| Boundaries | The area is defined by the existing urban edge; the western edge of the community woodland; field boundaries to the south, and the 45m contour line to the east. It also includes parts of the existing urban area. |
| Physical | The existing community centre and primary school buildings; the former mineral railway route (now a footpath) and the play facilities to the north of existing Community Centre. |
| Natural | Hedges / trees define field boundaries. The row of trees at the eastern boundary is important. The woodland is important informal space subject to misuse and rights of way / desire lines cross it and artworks exist along these; it is also an important habitat. |
| Public views | Distance views to the west and south from the clearing at the top of the community woodland. To the east land is high and flat and visually prominent, particularly from the A1(T), and offers good distance views to the east. |
| Other | Overhead pylons traverse Area 2. |

| Key features of area three | |
|----------------------------|--|
| Size | 25 Hectares approx |
| Slope | North, East and South. |
| Landform | Dominated by a steep sided ravine, particularly to the south. This is a distinctive feature offering a natural sense of enclosure, a secluded area, and a natural route with gravity. |
| Boundaries | Area defined to the west by existing urban edge and attractive high stone wall, which continues round northern boundary with Wallyford Toll and the A199 together with the SAM. A stone wall defines some of the eastern boundary with the riverbed before a post and wire fence continues beyond a group of trees to the A 199. |
| Physical | The high stone wall at the edge of the settlement is breached to allow pedestrian access from the existing housing areas. |
| Natural | Groupings of trees and hedge exist at the boundaries of this area. |
| Public views | Distance views to north, east and to Cockenzie Power Station. This area is visually prominent. |
| Other | Overhead pylons traverse Area 3. |

Context Plans

Photographs of the expansion area (See Context Plan A for locations)

a)



View north from Fa'side Castle

b)



View west from A1(T) over bridge

c)



View south from A199

d)



View east to power station from south east of site

e)



View east along ravine