

**REPORT TO:** Planning Committee  
**MEETING DATE:** Tuesday 5 October 2021  
**BY:** Executive Director of Place  
**SUBJECT:** Application for Planning Permission for Consideration

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Application No. **21/00551/AMM**

Proposal Approval of matters specified in conditions of planning permission in principle 18/00937/PPM - Erection of 99 houses and associated works

Location **Land At Windygoul South  
Tranent  
East Lothian**

Applicant Miller Homes

**RECOMMENDATION** Consent Granted

## REPORT OF HANDLING

### PROPOSAL

Although this application is for the approval of matters specified in conditions of planning permission in principle 18/00937/PPM it has to be determined as a major development type application because the area of the application site is greater than 2 hectares and the number of dwellings detailed is greater than 49. Accordingly the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

On the 19th December 2019 planning permission in principle 18/00937/PPM was granted for a residential development of 561 residential units with associated access, SUDS, roads, open space, future school expansion site, sports pitch and landscape works all on the allocated housing site TT1 and allocated Windygoul Primary School Expansion site TT2 at Windygoul South, Tranent. Docketed to that planning permission in principle is an indicative site plan/masterplan which shows how in principle, the development would be accommodated on the application site.

A detailed planning permission (reference 19/00378/P) was granted on the 12th September 2019 for the formation of a vehicular access from the classified road of Ormiston Road and for the formation of part of a spine/link road through the land allocated by Proposal TT1 and another detailed planning permission (reference 19/00379/P) was granted on the 23rd December 2019 for the formation of a SUDS basin designed to serve the overall residential development the subject of planning permission in principle 18/00937/PPM. Site works have

commenced on the developments the subject of those detailed planning permissions.

A further detailed planning permission (reference 19/00388/P) was granted on 26th February 2020 for the erection of 41 houses and associated works on an area of land located roughly in the centre of the wider site the subject of planning permission in principle 18/00937/PPM and immediately to the south of a section of the spine road the subject of detailed planning permission 19/00378/P. That residential site is referred to in the drawings accompanying that application as 'Area D' of the overall site the subject of planning permission in principle 18/00937/PPM.

Application (reference 20/00018/AMC) for the approval of matters specified in conditions of planning permission in principle 18/00937/PPM for the construction of the remainder of the spine/link road (Phase 2) and footpaths was granted on the 12th March 2020.

On 27th August 2020 detailed planning permission (reference 19/01131/PM) was granted for the erection of 32 houses and 28 flats along with associated access roads, parking spaces and areas of landscaping and footpaths on a site located in the north eastern part of the wider Windygoul South site allocated by Proposal TT1. All of the residential units the subject of planning permission 19/01131/PM are to be affordable housing to be managed by East Lothian Council.

On 19th March 2021 an application (reference 20/00764/AMC) for the approval of matters specified in conditions of planning permission in principle 18/00937/PPM for the erection of 25 houses and associated works on a site of some 1.27 hectares which forms part of the wider site the subject of planning permission in principle 18/00937/PPM was approved. That residential site is referred to in the drawings accompanying that application as 'Area A' of the overall site the subject of planning permission in principle 18/00937/PPM. It is located in the north eastern part of the wider Windygoul South site, immediately to the east of the site the subject of planning permission 19/01131/PM.

Through this current application the approval of matters specified in conditions is sought for the erection of 99 houses on another part of the land to which planning permission in principle 18/00937/PPM and the masterplan docketed to that permission apply. This residential site is referred to in the drawings as 'Area B' of the overall site the subject of planning permission in principle 18/00937/PPM. It is located in the southeasternmost part of the wider Windygoul South site close to where the boundary of the wider allocated site meets the B6371 public road of Ormiston Road. It is bounded on all sides by the remainder of the site the subject of planning permission in principle 18/00937/PPM. Immediately to the west it is bounded by land which is identified in the masterplan docketed to planning permission in principle 18/00937/PPM as being open space with equipped plan provision, to the south and east by land which is to become the landscaped perimeter edge of the wider Windygoul South site the subject of planning permission in principle 18/00937/PPM, beyond that to the south by a farm access road and to the east by the B6371 public road of Ormiston Road. To the north the site is bounded by land which will become a landscaped strip followed by the spine road and footpaths serving the overall, wider Windygoul South development. The land of the site is generally flat with a slight slope downhill from its southwest corner towards its northeast corner.

The application site is within an area identified by The Coal Authority as being a Coal Mining Development High Risk Area. Small areas of land on the northern boundary of the site are identified as being at risk from surface water flooding.

Since the registration of the application, a number of non-material amendments have been made to the proposals resulting in the submission of revised site layouts, landscaping, boundary treatments, electric vehicle charging provision, parking, road surfacing and road

and footpath layouts. Also since the registration of the application, further details on drainage arrangements and on potential impacts on coal mining legacy features have been submitted.

The development site layout plan shows how the proposed 99 houses would be accommodated on the site along with associated access roads and areas of landscaping and footpaths. The houses would comprise of a mix of 64 detached, 12 semi-detached and 23 terraced houses of 10 different house types. The houses would all be two-storey.

In terms of size, of the proposed 99 houses 16 would contain 5 bedrooms, 58 would contain 4 bedrooms and 25 would contain 3 bedrooms. All of the houses would be private houses for sale.

Vehicular, pedestrian and cycle access to the site would be taken by way of two accesses which would be formed directly from the new spine road the subject of planning permission 19/00378/P which lies to the north of the site. The proposed accesses would continue southwards to form a loop around the site with other, more minor access roads being formed off the loop road. Residential properties would generally face towards the streets and the majority of the proposed residential properties would have in curtilage parking, with the exception of the terraced houses which would have off street parking provided immediately to the rear of them. Visitor parking would also be provided. Footpaths would be formed throughout the site and these would connect to the wider site the subject of planning permission in principle 18/00937/PPM to connect the development the subject of this application to areas of landscaping and other parts of the residential development the subject of that planning permission in principle and beyond. The submitted details also include for electric vehicle charging provision, detached garages, boundary treatments and landscaped open space within the site.

The application is supported by a number of detailed drawings, various reports including a Site Investigation Report, an Energy Statement detailing the actions to be taken to reduce the carbon emissions from the building and from the completed development and a landscape design risk assessment report.

## **DEVELOPMENT PLAN**

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Development Plan 2018 (ELLDP) together with its adopted supplementary guidance.

The purpose of the approved South East Scotland Strategic Development Plan (SESplan) is to set out the strategic planning framework to assist preparation of local development plans. Its policies are generally not relevant for assessing individual planning applications.

Relevant ELLDP Policies and Proposals are PROP TT1: Housing at Windygoul South, Tranent, Policy T1: Development Location and Accessibility, Policy T2: General Transport Impact, Policy DP1: Landscape Character, Policy DP2: Design, Policy DP3: Housing Density, Policy DP4: Major Development Sites, Policy DP8: Design Standards for New Housing Areas, Policy DP9: Development Briefs, Policy DCN2: Provision for Broadband Connectivity in New Development, Policy HOU1: Established Housing Land, Policy HOU3: Affordable Housing Quota, Policy W3: Waste Separation and Collection, Policy SEH2: Low and Zero Carbon Generating Technologies, Policy OS3: Minimum open Space Standards for

New General Needs Housing, Policy OS4: Play Space Provision in New General Needs Housing Development, Policy NH10: Sustainable Urban Drainage Systems, Policy NH11: Flood Risk, Policy NH12: Air Quality and Policy NH13: Noise.

Material to the determination of the application is Scottish Planning Policy: June 2014. One of the main 'Outcomes' of Scottish Planning Policy (SPP) is to create successful, sustainable places by supporting sustainable economic growth and regeneration, and the creation of well-designed, sustainable places.

Scottish Planning Policy highlights that new housing developments should be integrated with public and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. There should be connectivity between new and existing streets with walking and cycling networks, and allow for links into future areas of development.

Also material to the determination of the application is the non-statutory Development Brief (TT1 – Windygoul South, Tranent) which was adopted by the Council on 30 October 2018 and the Council's approved non-statutory Supplementary Planning Guidance (SPG) on 'Sustainable Drainage Systems (SuDS)' and on 'Design Standards for New Housing Areas'. The Council's SPG expands on policies that are set out in the ELLDP.

Also material to the determination of this application is the Scottish Government Policy Statement entitled "Designing Streets". It provides an overview of creating places, with street design as a key consideration. It advises on the detail of how to approach the creation of well-designed streets and describes the processes which should be followed in order to achieve the best outcomes. Planning Advice Note 67: Housing Quality explains how Designing Streets should be applied to new housing. In PAN 67 it is stated that the planning process has an essential role to play in ensuring that: (i) the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions, (ii) the design of new housing reinforces local and Scottish identity, and (iii) new housing is integrated into the movement and settlement patterns of the wider area. The creation of good places requires careful attention to detailed aspects of layout and movement. Developers should think about the qualities and the characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood. The quality of development can be spoilt by poor attention to detail. The development of a quality place requires careful consideration, not only to setting and layout and its setting, but also to detailed design, including finishes and materials. The development should reflect its setting, reflecting local forms of building and materials. The aim should be to have houses looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

Also material to the determination of the application is the approved masterplan for the site as approved by the grant of planning permission in principle 18/00937/PPM. The masterplan sets out the land uses expected for the allocated site and how the Council requires the site to be developed.

## **REPRESENTATIONS**

No written representations have been received to this application.

## **COMMUNITY COUNCIL COMMENTS**

Tranent and Elphinstone Community Council have been consulted on the application but have not provided any comments on it.

## PLANNING ASSESSMENT

By the grant of planning permission in principle 18/00937/PPM, approval has been given for the principle of the erection of 561 residential units over the wider allocated site following technical assessments which demonstrated that local and wider infrastructure, subject to financial contributions and conditions, can accommodate such level of development. The indicative site plan docketed to planning permission in principle application 18/00937/PPM is indicatively detailed down to the level of individual house plots and house types which could be accommodated on the overall site the subject of that planning permission in principle and the detailed layout the subject of this current application shows a layout, a density, overall number of units and house types that are broadly consistent with the indicative layout docketed to permission in principle 18/00937/PM for this part of the Windygoul South site. Full regard has therefore been had to the terms of the approved site layout drawing that relates to the wider site and the development now proposed is in conformity with the overall provisions of that approved site layout drawing. There can therefore be no objection in principle to the erection of the 99 houses now proposed on this particular part of the site.

Therefore, in the determination of this application the Council, as Planning Authority, can only concern itself with the siting, design and external appearance of the development, the landscaping of and means of access to the site and the means of any enclosure of the boundaries of the site. In this regard the detailed proposals have to be considered against relevant development plan policy and conditions attached to planning permission in principle 18/00937/PPM.

The proposed houses, due to their positioning on the application site and by virtue of their height, size and scale, architectural design and finishes would satisfactorily integrate into their surroundings and would not appear as prominent or intrusive features. The other components of the proposed development would not be harmful to the character and appearance of the area. Residential properties would generally face towards the streets including at the southeastern edge of the development where houses would face out towards the B6371 public road of Ormiston Road thereby providing an attractive view of the development at this highly visible public edge of the wider allocated site which would form a new urban edge to the town of Tranent.

The architecture of the proposed houses is of a relatively traditional pitched roof form. Render is proposed as the predominant wall finish with some use of reconstituted stone as a contrasting wall finish. Three different colours of render, one colour of reconstituted stone and two different colours of roof tile are proposed to add visual interest to the development. Solar panels would be fitted in the roof slopes of the houses. In all of this the proposal would be an appropriate residential development of the site. It would be well designed and integrated into its landscape and settlement setting.

The proposed development would provide an attractive residential environment for future residents of the proposed houses. The units are shown to be laid out in such a way that adheres to the normally accepted privacy and amenity criteria on overlooking and overshadowing, whilst affording the future occupants of the houses an appropriate level of privacy and residential amenity. The proposed new houses would be so sited, oriented and screened such as not to harm the privacy and amenity of existing or future neighbouring or nearby residential properties through overlooking or overshadowing.

Footpath links to the wider residential site the subject of planning permission in principle 18/00937/PPM are proposed and they will allow for pedestrian and cycle access to the wider area and will allow for good connectivity with the remainder of the Windygoul South site.

In respect of landscape matters the applicant has taken into consideration all of the

comments of **the Council's Landscape Projects Officer** in the submission of revised drawings to incorporate enhanced landscape planting within the site. The provision, maintenance and retention of a scheme of landscaping of the site can be made a condition of an approval of matters consent. On this consideration the proposed development is consistent with Policy DP1 of the ELLDP.

**The Council's Road Services** have considered the details of the application and raise no objection to the proposed development, being satisfied that it could be accessed safely and would not lead to a road or pedestrian safety hazard. They recommend a number of transportation requirements which, where relevant, can be met through a conditional approval of matters consent for the proposed development. With the imposition of conditions to cover these recommendations of Roads Services, the proposed development does not conflict with Policies T1 or T2 of the ELLDP.

Swept path analysis drawings demonstrating how the site can be serviced for waste collection have been submitted as part of the application. **The Council's Waste Services** have been consulted on the proposals and have confirmed they have no objections to the layout of the proposed development being satisfied that waste vehicles can access and service the site satisfactorily. The Council's Waste Services have provided details, which have been forwarded to the applicant, on circumstances where householders will have to present their bins at the kerbside and not within private driveway areas and advice for the applicant on marking or providing signage in turning areas to state that no parking should take place in these areas to allow waste collection vehicles sufficient space to manoeuvre. **The Council's Road Services** are also satisfied that it has been satisfactorily demonstrated that the site can be serviced for waste collection, or other large, vehicles. The proposal complies with Policy W3 of the ELLDP.

In relation to considerations of contaminated land issues, **the Council's Environment Protection Officer (Contaminated Land)** advises he has previously reviewed a Site Investigation Report which formed part of planning permission in principle application 18/00937/PPM with the investigation covering that wider site area. He advises that the previously reviewed Site Investigation Report identified a localised area of elevated benzo(a)pyrene contamination associated with made ground deposits within the site of this current application. As a result recommendations were made for capping layers to be used in any areas of soft landscaping or gardens in the vicinity of this contamination. The Council's Environment Protection Officer (Contaminated Land), in his assessment of this current application advised that what is now required is for a Remediation Statement to be submitted detailing all the measures to be implemented for the site and also confirming the validation procedures to be undertaken in order to verify these measures. The applicant, in response, has submitted a Remedial Strategy Report detailing proposed measures to be taken to address the localised PAH contamination encountered including the testing to be carried out on the topsoil used for the capping layer. The Council's Environment Protection Officer (Contaminated Land) has advised he is satisfied with the proposed measures to decontaminate the site contained in the Remedial Strategy Report submitted and with the details on validation methodology also contained within the Report. He advises that on completion of the remedial works and prior to occupation of the dwellings, a Verification Report should be submitted confirming that all the remedial measures have been successfully carried out. This requirement can be secured through a condition attached to an approval of matters consent for the proposed development.

**The Council's Environmental Health Service Manager** raises no objection to the proposed development, satisfied that it would not result in harm to the amenity of any neighbouring land use and future residents of the proposed development would also benefit from a satisfactory level of amenity.

On all of these foregoing findings on matters of density, design, layout, road, pedestrian, cyclist and other transportation design considerations, landscaping and amenity, and subject to the imposition of conditions, the proposed development is not inconsistent with the conditions imposed on the planning permission in principle 18/00937/PPM or with the indicative layout/masterplan docketed to that planning permission in principle. Nor is it inconsistent with Proposal TT1 or Policies DP1, DP2, DP3, DP4, DP8, DP9, NH12, NH13, T1 or T2 of the ELLDP, the Council's adopted development brief for the site, the Council's adopted SPG on 'Design Standards for New Housing Areas' or the Scottish Government Policy Statement entitled "Designing Streets" or its PAN 67.

Matters of drainage and flood risk concerning the wider allocated site were fully considered in the assessment of the planning permission in principle application 18/00937/PPM. The principle, and subsequently the detail, of the provision of a sustainable urban drainage scheme (SUDS) detention basin to serve the wider development has already been approved by the grant of planning permission in principle 18/00937/PPM and the detailed planning permission 19/00379/P.

**The Scottish Environmental Protection Agency (SEPA) and the Council's Team Manager for Structures, Flooding & Street Lighting** have been consulted on this current application and in response to requests from these consultees the applicant has submitted revised drainage details which detail how the surface water from this site would connect to the SUDS Basin approved by the grant of planning permission 19/00379/P. The applicant has also confirmed that no culvert exists within the site of this current application. Having assessed the revised information submitted, SEPA and the Council's Team Manager for Structures, Flooding & Street Lighting have both confirmed that they raise no objections and have no comments to make on drainage or flood risk grounds. The proposals are consistent with Policies NH10 and NH11 of the ELLDP.

**Scottish Water** have been consulted on the proposals. They raise no objection and have provided comments relevant to servicing the proposed development which have been forwarded to the applicants for their information.

Small areas of landscaped open space are proposed to be created on the site of this current application however the majority of open space provision and the formal play provision are to be formed elsewhere on the wider Windygoul south site, including in the area immediately to the west of the site of this application. In terms of open space and formal play provision the details for this site are consistent with the indicative details shown for this area of the wider site in the indicative site plan docketed to planning permission in principle application 18/00937/PPM and therefore the proposals are consistent with Policies OS3 and OS4 of the ELLDP.

As the site is within a Coal Mining Development High Risk Area **the Coal Authority** has been consulted on the application. Having received revised information from the applicant detailing the relationship of the proposed development to the recorded mine entries and their calculated zones of influence, The Coal Authority confirms it has no objections to the proposals and does not recommend any conditions be imposed on an approval of matters consent. Condition 9 of planning permission in principle 18/00937/PPM requires the investigation and remediation of mining legacy affecting the wider site the subject of planning permission in principle 18/00937/PPM.

In accordance with Policy DCN2 of the ELLDP the applicant has confirmed in writing to the Planning Authority that all houses will have BT Fibre broadband connections.

At its meeting on Tuesday 27th August 2019 the Council approved a motion declaring a Climate Emergency. Thereafter, at its meeting on Tuesday 3rd September 2019 the

Council's Planning Committee decided that a condition requiring a developer to submit for the approval of the Planning Authority a report on the actions to be taken to reduce the carbon emissions from the building and from the completed development should be imposed on relevant applications for planning permission, including applications for the approval of matters specified in conditions of a planning permission in principle. This application is supported by an Energy Statement which has been amended by the applicant since the registration of the application. The Energy Statement submitted sets out the measures to be taken to reduce the carbon emissions from the building and from the completed development which include meeting the latest building regulation standards in terms of thermal performance and energy efficient systems, complying with a Site Waste Management plan to control and minimise disturbance and removal of waste as a result of construction activities, promoting a Green Travel Plan to future residents, incorporation of a range of energy efficient measures to the properties including the fitting of solar panels to the properties as standard. It is stated in the Energy Statement that the properties will be designed and energy assessed against the Bronze Standard as contained within Regulation 7(a) of the Energy Performance of Buildings (Scotland) Building Standards Regulations 2015. In respect of electric vehicle charging provision, the Energy Statement confirms that all properties with in-curtilage parking will be provided with a three-pin socket installed and designed to allow at least a 3kW(16A) charger to be electrically supported. For properties without in-curtilage parking an electric vehicle charging column with 2 number 3.6kW Type 2 charging sockets will be installed in the parking courtyard serving plots 49-53 for the exclusive use of these plots. A feeder column housing the metered supply will be located next to this column and the factoring agent for the development will take on the management of this column. Ducting infrastructure is to be provided for plots 54-59, 68-75 & 96-99. These ducts will be taken from each of these dwellings and terminated in the plot allocated parking space via a retention socket. This allows the plot resident to install a charging point when the need is required. Each plot parking space will be numbered and delineated making each retention socket identifiable. These proposed electric vehicle charging provision measures have also been detailed in the site layout drawing submitted with this application. **The Council's Road Services** have confirmed that they are satisfied with the electric vehicle charging measures proposed. Subject to a condition being imposed on a grant of planning permission for this proposed development to ensure that the proposed actions to be taken to reduce the carbon emissions from the building and from the completed development, including the proposals for Electric Vehicle Charging Provision are implemented on site, the proposals are consistent with Policy SEH2 of the ELLDP.

The mechanisms to secure from the applicant sports pitch provision, the transfer of land for additional school campus provision, financial contributions towards primary and secondary school provision, transport improvements, allotment provision, path provision and the provision of 141 units of affordable housing on the overall planning permission in principle site have already been secured through the grant of planning permission in principle 18/00937/PPM. The masterplan docketed to planning permission in principle 18/00937/PPM indicates the parts of the wider Windygoul development that will provide for affordable housing. There is no affordable housing allocated for this part of the site in that docketed masterplan. In this regard the proposal is consistent with the indicative masterplan docketed to planning permission in principle 18/00937/PPM and not inconsistent with Policy HOU3 of the ELLDP.

In summary, the site is capable of accommodating the proposed development including vehicular, pedestrian and cycle access and landscaped open space. An approval of matters consent for the proposed development in the context of the site being part of housing allocation PROP TT1 of the East Lothian Local Development Plan, and in that its impacts in respect of amenity and technical considerations are acceptable in themselves, or can be mitigated through the appropriate use of planning conditions, would not be inconsistent with Scottish Planning Policy: June 2014, with the Scottish Government's "Designing Streets" or



PAN 67, with the relevant policies and proposals of the East Lothian Local Development Plan 2018 or with its adopted supplementary planning guidance or with the principles established by the grant of planning permission in principle 18/00937/PM.

## RECOMMENDATION

That Approval of Matters Consent be granted subject to the following conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 The actions to be taken to reduce the carbon emissions from the building and the provisions for electric vehicle charging all as detailed in the Energy Statement and on drawing titled 'Sketch Layout' with drawing number TRA-(SK)-001 Rev S docketed to this approval of matters consent shall be fully implemented on site prior to the occupation of the last house hereby approved and thereafter shall be retained unless otherwise approved in writing by the Planning Authority.

Reason:

To minimise the environmental impact of the development.

- 3 Prior to the commencement of development, the remediation of the site shall be carried out in strict accordance with the Remediation Statement docketed to this approval of matters consent, unless otherwise approved in writing in advance by the Planning Authority.

On completion of the implementation of the measures identified in the Remediation Statement so approved, a Verification Report demonstrating the effectiveness of the remediation carried out, shall be submitted to and approved by the Planning Authority prior to the occupation of any of the houses hereby approved.

In the event of the presence of any previously unsuspected or unforeseen contamination of the land on the application site being found, development shall not begin, or shall cease to continue, until a scheme to deal with contamination on the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of the proposals to deal with contamination to include:

- 1 the nature, extent and type(s) of contamination on the site,
- 2 measures to treat/remove contamination to ensure the site is fit for the use proposed,
- 3 measures to deal with contamination during construction works,
- 4 condition of the site on completion of decontamination measures.

Thereafter any mitigation measures required shall be implemented as so approved.

Before any of the houses hereby approved are occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

Reason:

To ensure that the site is clear of contamination prior to the occupation of the houses.

- 4 All planting, seeding or turfing comprised in the details of landscaping on the drawings titled 'Landscape Proposals' with drawing numbers 109-108-01 rev C, 109-108-02 rev C, 109-108-03 rev C and 109-108-04 rev C docketed to this approval of matters consent shall be carried out in the first planting and

seeding season following the occupation or completion of any part of the development hereby approved, whichever is the sooner. Any trees, hedges or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation. No trees detailed in the approved landscaping plans to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority.

All the new planting shall be maintained in accordance with the maintenance programme as detailed on docketed drawing number 109-108-01 rev C titled 'Landscape Proposals'.

Reason

In the interests of achieving an appropriate landscaped setting for the housing development.

- 5 Prior to the occupation of any of the houses hereby approved, a timetable for the provision of all boundary treatments, including the erection of the 1.8 metre high boundary enclosures for the rear gardens of the houses hereby approved, shall be submitted to and approved in advance by the Planning Authority and development shall thereafter be carried out in full accordance with the timetable so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory provision of the boundary enclosures in the interest of safeguarding the privacy and amenity of future residents of the development and residential properties nearby.

- 6 All the open space recreation areas indicated on the docketed drawings shall be available for use prior to the occupation of the last house on the site. The open space recreation areas, when provided, shall be used for such purposes at all times thereafter unless agreed in writing by the Planning Authority.

Reason:

To ensure the satisfactory laying out of all areas of open space in the interest of the amenity of the future occupants of the dwellings hereby approved.

- 7 The development shall comply with the following transportation requirements:

(i) All roads and paths shall conform to East Lothian Council Standards for Development Roads;

(ii) driveways shall have minimum dimensions of 6 metres by 3 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length. Pedestrian ramps to houses may encroach by up to 300mm on the width (but not the length) provided they are no greater than 15021/mm in height above the adjacent driveway surface.;

(iii) Vehicle accesses to private parking areas (i.e. other than driveways) shall be via a reinforced footway crossing. Within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres;

(iv) All prospectively adoptable parking bays (i.e. that will form part of the public road) shall have minimum dimensions of 2.5 metres by 6 metres.

(v) Parking for the development shall be provided at a rate as set out in the East Lothian Council Standards for Development Roads – Part 5 Parking Standards. Visitor parking bays should be clearly identifiable.

Reason:

In the interests of road and pedestrian safety.

- 8 A Travel Information Pack shall be submitted to and approved by the Planning Authority prior to the occupation of any of the residential units hereby approved. The Travel Information Pack shall have particular regard to provision for walking, cycling and public transport access to and within the site, shall include local bus and train timetables, local cycling and walking maps, information on bike hire/car sharing, and will include a timetable for its implementation, details of the measures to be provided, the system of management, monitoring, review, reporting and duration of the Plan, and details of how and when it will be distributed to all residents.

The Travel Information Pack shall thereafter be provided to residents in accordance with the details approved.

Reason:

In the interests of ensuring sustainable travel patterns in respect of the development.

- 9 Prior to the occupation of the last house hereby approved, the proposed access roads, parking spaces and footpaths shall have been constructed on site in accordance with the docketed drawings.

Those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the residential use of the houses and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority.

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking in the interests of road safety.

- 10 Prior to the commencement of development, a Construction Method Statement which sets out how the impact of construction activity on the safety and amenity of the area will be mitigated shall be submitted to and approved by the Planning Authority.

The Construction Method Statement shall include details of:

- \* Mitigation measures to control noise, dust, construction traffic (including routes to/from site and delivery times).
- \* Hours of construction work
- \* Routes for construction traffic
- \* Wheel washing facilities or alternative facilities to prevent deleterious materials being carried onto the public road on vehicle tyres.

Thereafter, the Construction Method Statement shall be implemented and complied with in accordance with the approved details for the period of construction of the development hereby approved and the wheel washing facilities or any alternative facility so approved shall be provided and maintained in working order during the period of construction operations at the site.

Reason:

To minimise the impact of construction traffic in the interests of road and pedestrian safety in the locality.