



proposed local development plan
**draft development
briefs** 2016
supplementary planning guidance

Part 2



Haddington Cluster

Development Briefs



Refer to corresponding note



Walking and cycling active travel connection



Landscape edge



Open space



Open space



Possible SUDS location



Possible SUDS location



Walking and cycling access



Vehicular access



Viewpoint or view towards feature



Careful consideration of view



Built form (note)



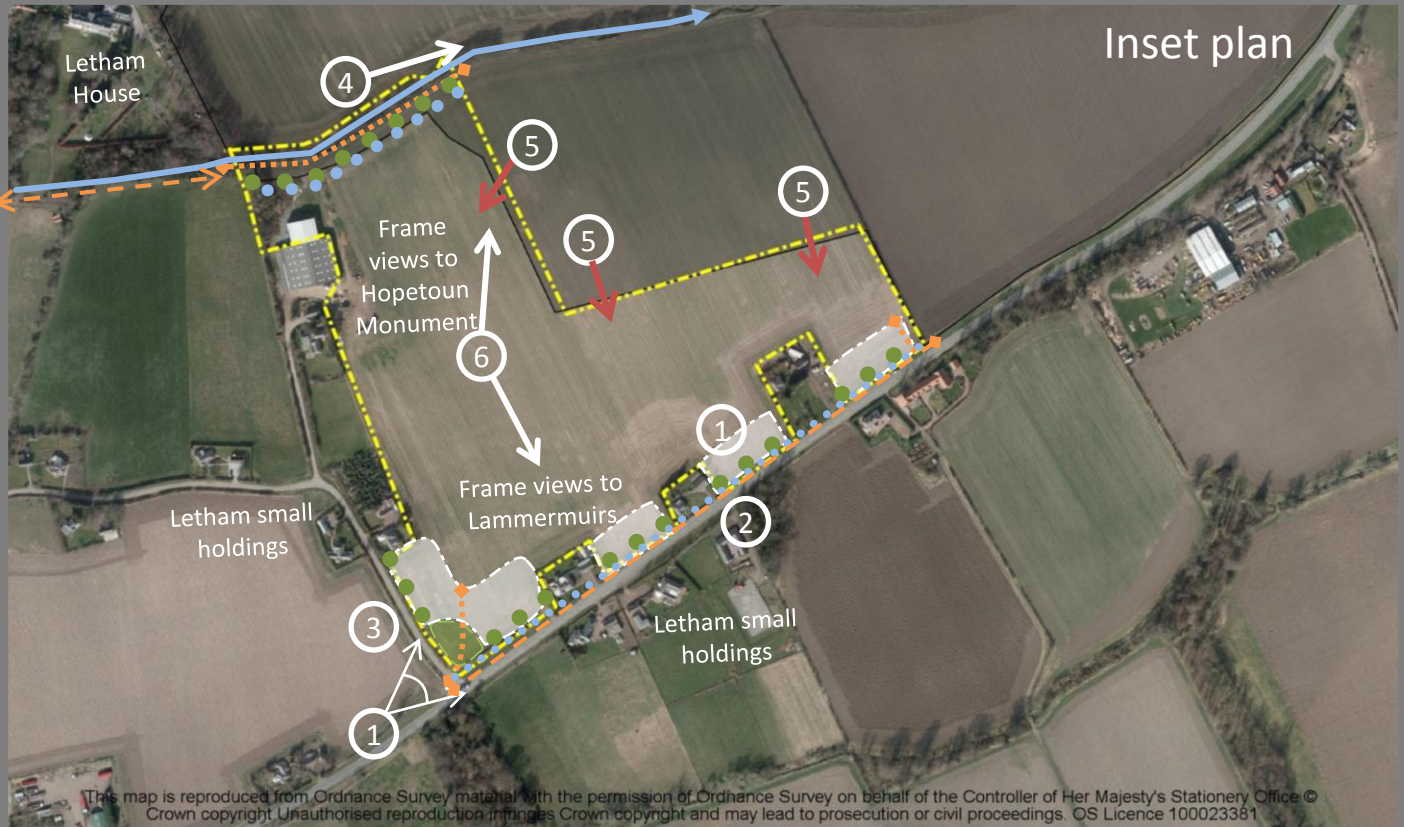
Green asset (note)



Off-site walking and cycling route

HN2 - Letham Mains Expansion, Haddington

Residential Development of circa 275 homes



HN2 - Letham Mains Expansion, Haddington

1. The site adjoins some of the Letham Mains small holdings. To reflect their unusual character, larger plots of a scale similar to the small holdings will be required along the frontage with the A6093 (areas identified in white on the inset plan). The building line of houses built here must be set back a minimum of 10m and maximum of 15m from the plot boundary with the A6093. These houses must front onto and be accessed from the A6093. Buildings must be no higher than 1.5 storeys and be of a detached form. A hawthorn or beech hedgerow boundary must be provided to reflect the wider rural character of this approach, incorporating the existing hedgerow at the western end which must be repaired.
2. A pavement suitable for shared use walking and cycling, with a grass verge is to be provided along the entire southern boundary of the site along the A6093, with at least one point of path connection to internal streets. There is potential to incorporate SUDS features, for example well-landscaped swales, or linear detention feature.
3. A minimum 10m deep landscape edge with grass, specimen tree planting and a connecting path to internal streets is required in the south-western corner of the allocation to create a landscape gateway to Haddington. A hedgerow boundary, incorporating the existing hedgerow, retained and repaired as necessary along the western edge of the site.
4. The Letham Burn is to be retained and its corridor enhanced with a bio-diverse landscape edge, forming a green corridor of at least 40m width. A multi-user path linking east and west and a pedestrian bridge linking north must be incorporated into this design, with at least two points of access from the housing areas within the allocation. Through street layout a visual link to Haddington Town Hall spire. There is potential to incorporate well-designed SUDS features along this edge.
5. The site will be accessed from the larger Letham Mains allocation to the east and north.
6. Layout and orientation of streets, paths and spaces to connect with existing consented development to create networks. Views towards the Lammermuir Hills to the south and Hopetoun Monument in the Garleton Hills to the northeast should be retained.

Note:

- Around the boundaries of the site the external finishes of building must be of muted colours with pitched roofs.

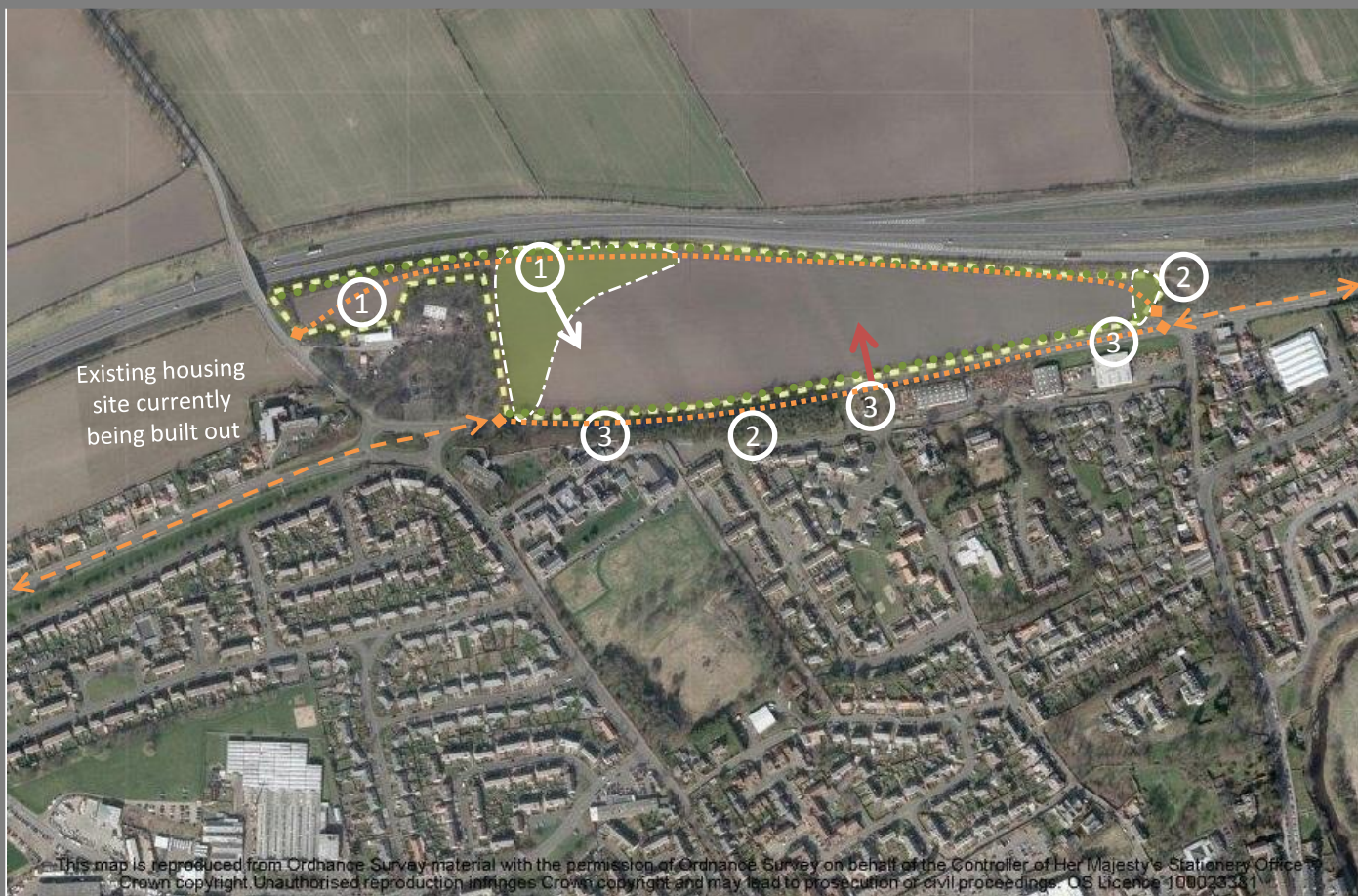
HN2 - Letham Mains Expansion, Haddington

Images



HN8 - Peppercraig, Haddington

Employment land of circa 7ha



1. This is the highest point of the site and should remain undeveloped. An area of open space must be retained and designed and maintained as a semi-natural parkland space to offer local amenity and retain important key views towards the Lammermuirs. A surfaced footpath must be provided from the A6137 along the northern edge of the site connecting to the A199 at the eastern end of the site. The existing landscape edge along the northern boundary adjacent to the A1 must be retained and strengthened where necessary to provide screening from the A1. The western end should remain free of development and link to form part of the continuous landscaped fringe that is necessary to provide setting for development.
2. A high quality, minimum 5m wide structured landscape edge with formal specimen tree planting must be provided along the southern boundary to create a landscape edge and gateway. An open space or landscaped area at the eastern end must be retained with a semi-natural open character to form part of a landscape gateway. Retaining structures along the A199 frontage should be avoided unless they can be demonstrated to be well designed, utilising high quality materials and reflective of local character.
3. Site access must be taken from the A199. The A199 will require modification to accommodate the use of the site for employment uses. Three pedestrian crossings must be provided: at the western end; opposite Flora Bank Road; and at the eastern end close to Dunbar Road. A contribution towards the development of the East Lothian Segregated Active Travel Corridor along the A199 will be required.

Notes:

- The colour, scale, frontage design and frontage lines of buildings should be co-ordinated, promoting a design led approach to the overall site development.

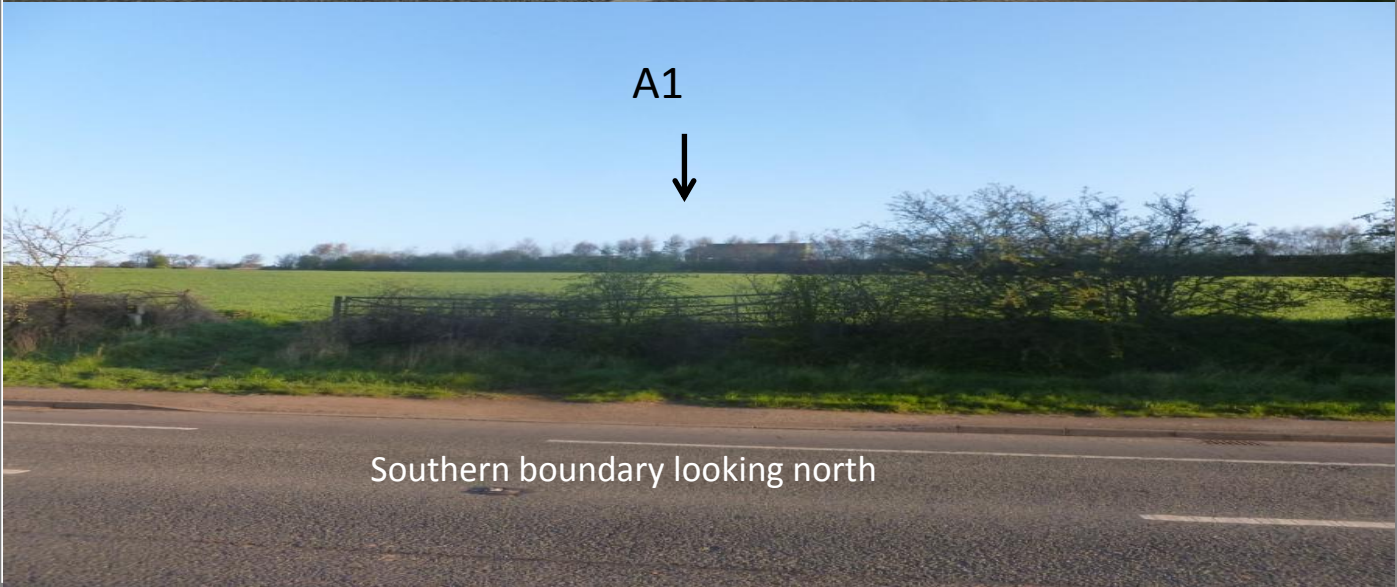
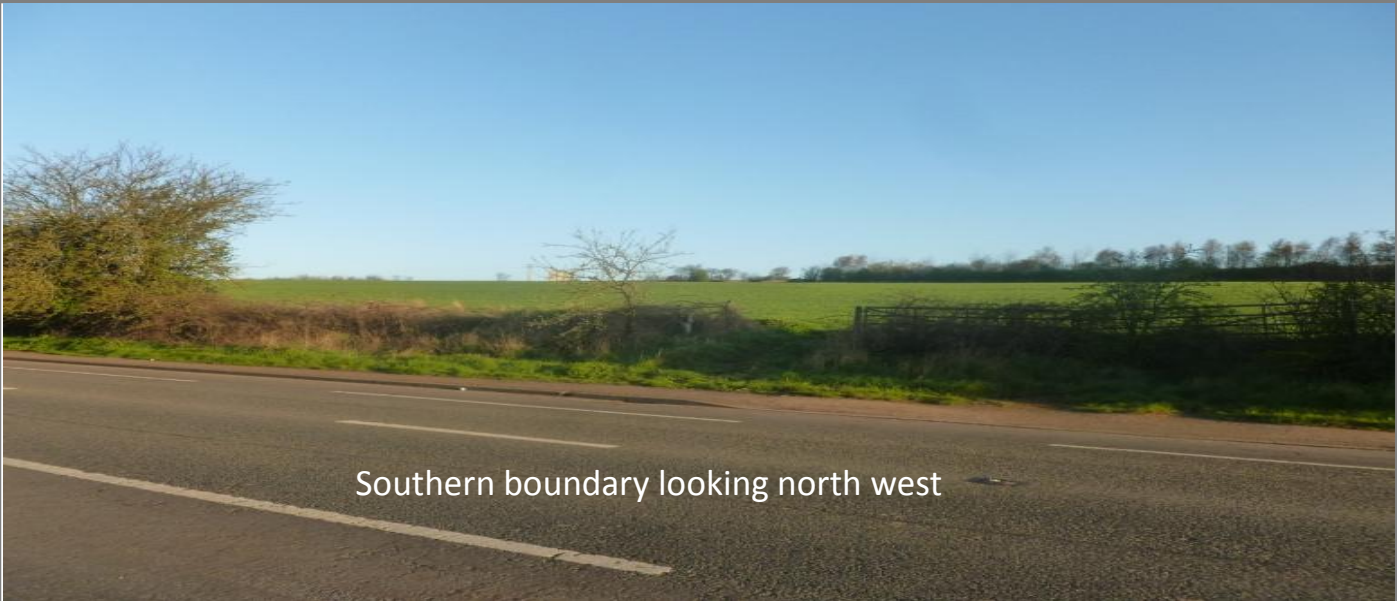
HN8 - Peppercraig Hill, Haddington

Employment land of circa 7ha

- The potential adverse effects of large scale or taller buildings on the more elevated areas of the site should be avoided and proposals should demonstrate through analysis that buildings are well integrated into the wider landscape.
- Car parking and access roads should be landscaped to a high specification to provide appropriate context and landscape accommodation for built development
- Commercial signage will need a co-ordinated approach in terms of the proposed location and scale. Along the A199 it should be on the external walls of buildings only. Directional site signage should be co-ordinated through a uniform site specification.
- Site lighting should be co-ordinated across the site with measures to reduce light spillage and glare incorporated.

HN8 - Peppercraig Hill, Haddington

Images



Dunbar Cluster

Development Briefs



Refer to corresponding note



Walking and cycling active travel connection



Landscape edge



Open space



Open space



Possible SUDS location



Possible SUDS location



Walking and cycling access



Vehicular access



Viewpoint or view towards feature



Careful consideration of view



Built form (note)



Green asset (note)



Off-site walking and cycling route

DR2 – Hallhill North, Dunbar

Residential development of circa 250 homes



1. Vehicular and pedestrian access must be taken from Hallhill South West development over the access road between Beveridge Row and Hallhill Steading. Access proposals should incorporate appropriate traffic calming measures to retain the pedestrian and cycling priority along this existing east-west minor access road.
2. The area between the school and DR3 (Hallhill healthy living Centre expansion) should provide an attractive open space which provides setting to the area. Appropriate traffic calming measures will be required to ensure pedestrian safety and to discourage school traffic and through traffic.
3. A pedestrian access should be formed at the north of the eastern part of the site to connect with Hallhill healthy living centre.
4. Houses constructed along the southern boundary, west of the vehicular access from Hallhill South West should front onto the access road between Beveridge Row and Hallhill Steading.
5. Along the northern boundary of the site a landscape edge, incorporating new specimen tree planting, and a 3m-wide shared use path for walking and cycling must be provided between Beveridge Row and the primary school.
6. The wall that encloses the west boundary must be retained and where necessary repaired. Short-growing specimen trees should be planted at equal spacing along this edge and a multi-user path incorporated within this managed edge. A pedestrian access must be formed at the northwest corner of the site to connects it to Beveridge Row and under the bridge of the East Coast Mainline.

Note:

- The built form and layout of this site must reflect the built form and layout of the existing residential development at Hallhill SW and its masterplan.
- A network of shared surface paths for walking and cycling must be provided through the site. A pedestrian access must be formed at the northwest corner of the site to connects to Beveridge Row and under the bridge of the East Coast Mainline.

DR2 – Hallhill North, Dunbar

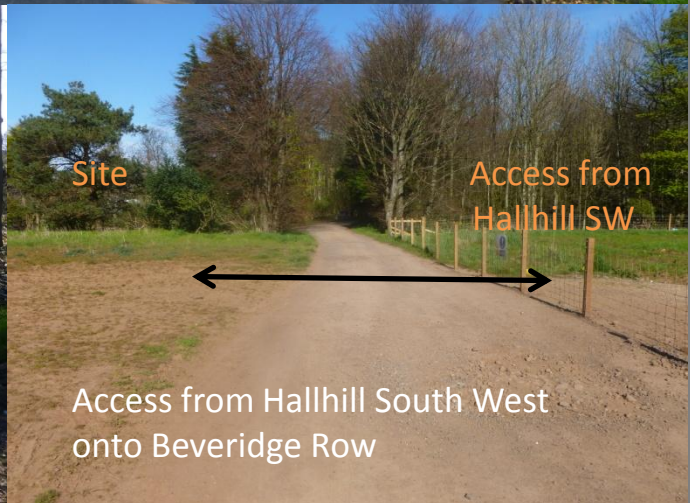
Images



Maintain area of usable open space with appropriate traffic calming measures to ensure pedestrian safety and to discourage school and through traffic.



Part of the safe routes to school



Site

Access from Hallhill SW

Access from Hallhill South West onto Beveridge Row



Northern boundary of the site to incorporate new specimen tree planting, and a 3m-wide shared use path for walking and cycling to the primary school

DR4- Brodie Road, Dunbar

Residential development of circa 50 homes



1. Site access to be taken from Brodie Road. Buildings should be set back 3m from the edge of the footpath and should be orientated to front the road to reflect the orientation of housing on the opposite side of Brodie Road.
2. The openspace should be positioned adjacent to the woodland on the east side of the site. The open space should have an open parkland character. Landscape and planting design should frame views to Doon Hill. A landscaped swale or well-designed and well-landscaped SUDS could be located in this area. Buildings are to front on to this area of open space and provide a sense of co-ordinated enclosure through their layout. Path links must be provided to link the development to the community woodland path network. Proposals should enhance the community woodland edge and resurface the existing north-south path through the woodland.
3. On the southern boundary, the existing stone wall is to be retained and repaired where necessary. A pedestrian/cycle access must be created at the south western corner of the site to connect onto the path running adjacent to the south boundary of the site.
4. On the western boundary, the existing stone wall is to be retained and repaired where necessary.

DR4- Brodie Road, Dunbar

Images



DR7 -Spott Road, Dunbar

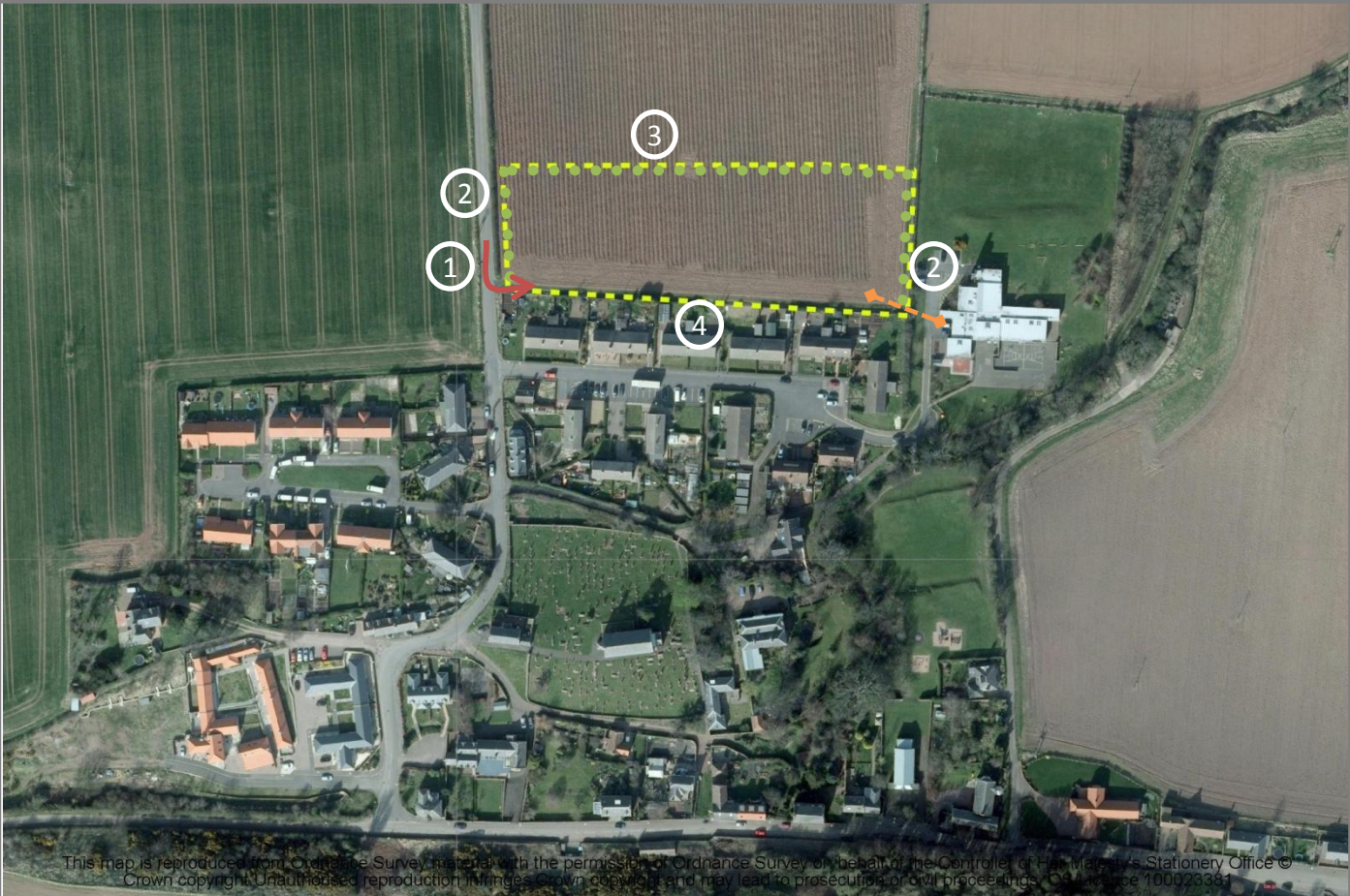
- Commercial signage will need a co-ordinated approach in terms of the proposed location and scale. Along the A1 it should be on the external walls of buildings only. Directional site signage should be co-ordinated through a uniform site specification.
- Site lighting should be co-ordinated across the site with measures to reduce light spillage and glare incorporated.

DR7 - Spott Road, Dunbar Images



DR10 – Innerwick East, Innerwick

Residential development of circa 18 homes



1. Site access shall be taken from the C125 which will need upgrading with a footway, street lighting and the 30 mph speed limit extended along the roadside frontage of the site.
2. The existing hedgerow on the east and west boundaries of the site must be retained and safeguarded. A pedestrian access from the site through to the primary school should be provided on the eastern boundary of the site.
3. A new landscape edge consisting of a hedgerow must be provided along the northern boundary of the site.
4. Buildings built along the southern boundary of the site must safeguard the residential amenity of the occupiers of the houses that adjoin that boundary.

Note:

- Development proposals must safeguard the setting of the Innerwick Conservation Area. Therefore the built form of development should reflect that of the existing housing on Kirk Brae and should be no higher than 1.5 storey, with external finishes reflecting those of the existing nearby housing.

North Berwick Cluster

Development Briefs



Refer to corresponding note



Walking and cycling active travel connection



Landscape edge



Open space



Open space



Possible SUDS location



Possible SUDS location



Walking and cycling access



Vehicular access



Viewpoint or view towards feature



Careful consideration of view



Built form (note)



Green asset (note)



Off-site walking and cycling route

NK7 - Saltcoats, Gullane

Residential development of circa 130 homes



1. Access to be taken from the road C111 which would require upgrading with additional street lighting and a footway provided along the full roadside frontage of the site, extending northwards up to the junction of the C111 with the A198. This should provide a pedestrian link into the existing footpath network and an extension of the 30 mph limit. Built form must front onto the road, with parking at the rear and a grass verge, beech hedgerow and formal specimen tree planting is to be provided along the C111 frontage. Potential for terraced forms.
2. On the southern boundary, along the boundary with the John Muir Way, a minimum 8m-wide managed and accessible landscape edge is required, incorporating specimen trees planted in groups to create appropriate setting for the development: views to the Pentlands and the Lammermuirs must be framed by planting design. Adjoining gardens must be defined by hedging. Potential to incorporate well-designed and well-landscaped SUDS within this edge or in the open space (see 5). A minimum of 3 path access points should be provided on to this edge from housing areas, connecting to the John Muir Way which will require upgrading.
3. Houses along this edge must have mixed gables and backs and a consistent building line. The external finishes of the buildings along this edge must be of muted colours.
4. Layout must permit walking and cycling between the C111 and the existing and new open spaces to the north west and west of the site, and onto the John Muir Way along the southern boundary. Walking and cycling connections must also connect to the existing settlement. This will require some off-site delivery to connect to Muirfield Gardens, Muirfield Gardens/Grove, and Muirfield Drive at Gullane Primary School.
5. New open space of parkland character must be provided in the area indicated to the west of the site and to the south of Gullane Primary school. Potential to incorporate well-designed and well-landscaped SUDS, within this open space if appropriately designed.


NK7 - Saltcoats, Gullane

Note:

- Layout and orientation of streets and spaces to frame views, including south to the Lammermuir Hills, west to the Pentland Hills, north west to the Gullane Hill and east to North Berwick Law.
- Habitats Regulations Appraisal (HRA) required.

NK7 - Saltcoats, Gullane


Images




Views of the Pentlands from the John Muir Way – the southern landscape edge should be open to the John Muir Way with specimen tree planting to provide setting and frame views. Gardens on to this edge must be defined by hedgerows. Careful design is required of the built form.




Views of the Lammermuir Hills – the layout of streets and spaces and the planting design along the southern boundary must frame views



Views to Gullane Hill from the site – the design and layout of streets, spaces and built form should respond to this key feature



Footpath connections are required from adjoining developments



Footpath required through Millennium woodland to connect the existing open space to the new open space

NK8 - Fentoun Gait East, Residential development of circa 50 homes



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Control of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction or infringement of Crown copyright may lead to prosecution of civil proceedings OS Licence 100023381

1. Access to be taken from the A198. A new footpath must be provided along the entire northern frontage of the site, connecting to a designed landscape edge along the eastern boundary (no.4).
2. The existing stonewall along the northern boundary must be retained and repaired. Buildings along this boundary must front onto the road – built form, scale and character should reflect the detached dwellings opposite this part of the site on the north of the A198 with parking to the rear. The frontage of these buildings must be of stone, their roofs must be clad in slate and they must have white casement windows.
3. The existing beech hedgerow along the eastern part of this boundary is to be retained and repaired as necessary.
4. A minimum 10m wide high quality, designed landscape edge with new specimen trees and hedgerow is required along this edge to create an appropriate setting for the houses. The existing trees can be incorporated where they fit with design. The northern end of this boundary should create a managed, landscaped gateway.
5. Houses within this part of the site must have mixed gables and backs along the eastern edge and a consistent building line. The external finishes of the buildings along this edge must be of muted colours.

Note:

- Habitats Regulations Appraisal (HRA) required.

NK8 - Fentoun Gait East

6. Layout and orientation of the houses, streets and spaces must be designed to incorporate and frame southerly views of the Lammermuir Hills and easterly views to North Berwick Law. The layout must incorporate shared surface connections between the A198, adjoining development to the east, and the landscaped edge along the eastern and southern boundaries of the site to facilitate walking and cycling.
7. A minimum 10m wide high quality, designed landscape edge with new specimen trees and hedgerow is required along the southern edge to create an appropriate setting for the houses. Specimen trees must be planted in groups to frame views of the Lammermuirs. A path connection to the south west to link to the adjoining Fentoun Gait South development is required.
8. Open space must be located along the southern edge, with a minimum of two paths to internal streets. There is the potential for well-designed and well-landscaped SUDs provision in this area.
9. Off-site, to ensure appropriate connectivity to surrounding residential areas new paths will need to be created and existing paths upgraded in the area indicated.

Notes:

- Housing design must be bespoke to fit with mixed styles and external finishes of adjoining development at Muirfield Steading. Buildings must have variable gables and varied garden sizes.

NK8 - Fentoun Gait East

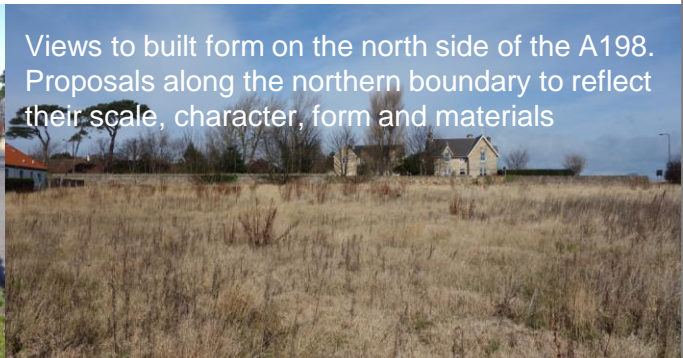
Images



Views from the A198 South to the Lammermuir Hills



View along the western portion of the northern boundary – existing stone wall to be retained and incorporated into edge, with new footpath and built form fronting onto the A198



Views to built form on the north side of the A198. Proposals along the northern boundary to reflect their scale, character, form and materials



Views of current development to the west – footpath connection to be created



Views to the south – designed landscape edge to should create and frame views to the Lammermuir Hills. Open space to be provided along this southern boundary.

NK9 - Fentoun Gait South, Gullane

Residential development of circa 15 homes



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Control of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction on infringes Crown copyright and may lead to prosecution of civil proceedings OS Licence 100023381

1. Access must be taken from the road C111 which may require upgrading with additional street lighting.
2. Appropriate traffic calming measures will be required on the C111 to ensure a safe point of crossing the C111 for pedestrians and cyclists to connect to off-site paths. This which will require an extension of the 30 mph limit on the C111 to the south.
3. A pavement suitable for shared use walking and cycling, with a grass verge must be provided on the western boundary for the length of the site frontage. Tree management works will be required to these existing trees with replacement specimen tree planting where necessary. If the C111 requires widening and the existing specimen trees have to be removed replacement specimen tree planting must be provided at equal spacing to create a formal avenue affect. The building line along this edge must front onto the C111, at an appropriate set back to protect the existing trees, with parking to the rear. Buildings can be 2 storey in height with the potential for terraced forms.
4. Open space is to be located along the northern edge of the development. Well-designed and well-landscaped SUDS could be incorporated. A path suitable for shared use walking and cycling must be provided through this space to connect into the Fentoun Gait East site.
5. Streets and spaces are to orientate to frame views through the site east to North Berwick Law.
6. Site layout to enable pedestrian and cycling connectivity through the site to connect between the new open space and the south western corner of the site.
7. The eastern and southern boundary of the site should comprise a landscape edge, with a hedgerow and potential for specimen tree planting.

Note:

- Habitats Regulations Appraisal (HRA) Required.

NK9 - Fentoun Gait South, Gullane

Images



View east along the northern edge of the site – views to North Berwick Law to be framed from spaces and streets



View looking south along the C111 – existing specimen trees to be incorporated into a designed edge with a shared surface paths, grass verge and buildings fronting onto the street.



View from the north-western corner of the site, showing path connection into Garleton Court - appropriate traffic calming measures will be required on the C111 to provide a safe

NK10 - Aberlady West, Aberlady

Residential development of circa 100 homes



1. This site is adjacent to Aberlady Conservation Area and development proposals must not harm its setting. Built form of new development must reflect the built form and character of the nearby buildings at The Pleasance, Elcho Terrace and the north part of Kirk Road as should their external finishes. Roofing materials must be of pantile, rosemary tile or slate with buildings grouped according to their roofing material and not pepper potted throughout the site. Building height must be single storey or 1.5 storey with accommodation in the roof space. However there is potential for larger 2-storey and detached houses in the area indicated. In the northern part of the site built form and density must reflect that of adjoining development on Elcho Terrace and the Pleasance. The overhead electricity line must be moved or undergrounded.
2. Site access to be taken from the A198 via The Pleasance which will require widening, with pavement provision, and a junction upgrade with the A198. The trees on the south side of the A198 are subject to a Tree Protection Order. To facilitate alterations to the access some felling and replacement planting with mature specimen trees may be required. The existing low stone wall must be repositioned in line with the road access.
3. A managed and accessible landscape edge is required to enclose the western/southern boundary. This must be in the form of a new managed hedgerow and specimen trees planted in groups. The built form and landscape edge must be designed to successfully integrate the development in views east from the A198. This can incorporate well-designed and landscaped SUDS, if appropriate.
4. A second vehicular access must be taken from Kirk Road with road connection through the site from Kirk Road to the A198. A shared use footpath, with a grass verge, hedgerow and formal specimen tree planting must be provided on the west side of Kirk Road, within the site. Houses on this boundary should be orientated to face on to Kirk Road with an appropriate set back from Kirk Road. Terraced or semi detached short rows of houses would be appropriate with rear access parking. Driveways onto Kirk Road must be avoided.

NK10 - Aberlady West, Aberlady

5. The main open space provision should be located on the western edge of the site to take in the southerly aspect and views. Houses should overlook this space. A walking and cycling path connection through the development from Elcho Terrace and Kirk Road to this open space should be provided.
6. Off-site, an appropriately surfaced path should be provided from the open space along the south side of the existing hawthorn hedge to enable access to Gosford Bothy Farm Shop from Aberlady.
7. To encourage walking and cycling to the school and the village centre the layout must ensure that safe and easy to use routes to Kirk Road are provided. A suitable link would be through Elcho Terrace or as close to there as possible.

NK10 - Aberlady West, Aberlady

Images



View along Elcho Terrace looking west towards site showing the small scale simply designed existing cottages



View south along Kirk Road – site is beyond the hedge on right – Simple cottage form of housing with white walls and red rosemary tile roofs; appropriate for a village conservation area.



View from the A198 into The Pleasance – site access to be taken from this existing road



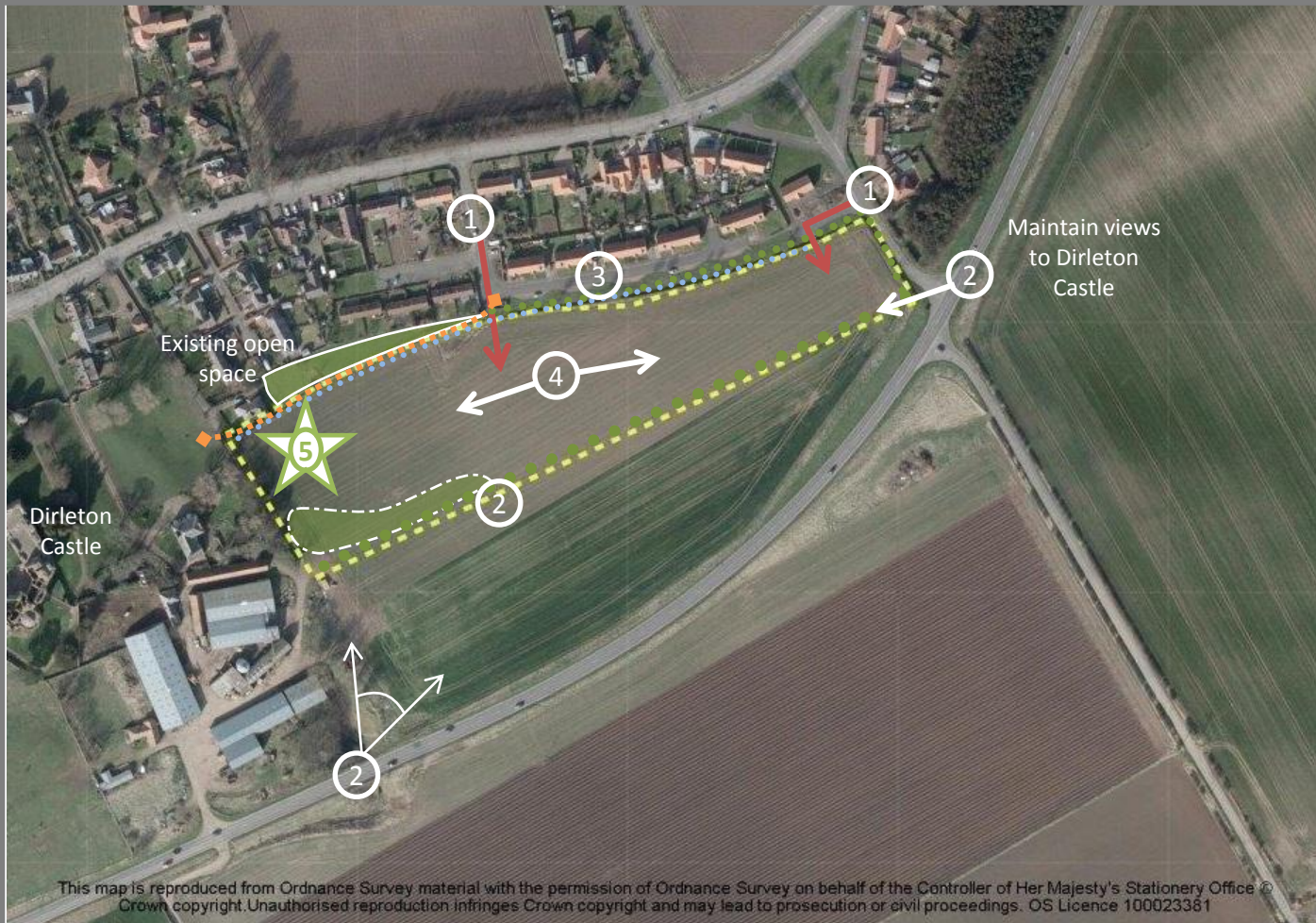
The Pleasance also has attractive 1.5 storey houses with sweeping slate roofs and vertical emphasis windows. Hedges form attractive boundary features



Aberlady - view along the Pleasance looking west. A good example of open space within a housing area.

NK11 - Castlemains, Dirleton

Residential development of circa 30 homes



1. Access should be provided from Station Road and Castlemains Place. The existing hawthorn hedgerow along Station Road must be retained.
2. Careful and sensitive design of the built form along the southern boundary of the site must successfully integrate the development into its landscape setting. A landscape edge incorporating a beech hedgerow and occasional specimen trees to frame built form should be created on this south boundary. Views across the site to Dirleton Castle from the A198 must be maintained. The south-western portion of the site should be left as open space.
3. The existing trees and beech hedgerow that enclose the north boundary of the site are to be retained and enhanced to provide a robust landscaped edge, which may include a landscaped swale or linear detention feature. The built form of the development on this part of the site must have frontages that reflect the scale and character of the built form along the north side of Castle mains Place.
4. Buildings of 1.5 storey in height may be acceptable on the northern part of the site where ground levels are lower. Otherwise, and to maintain key views across the site, buildings should be no higher than single storey in height. Roofs of buildings should be clad with either pantile or slate. The external walls of the building should be of muted colour palette to be agreed in advance by the Planning Authority. The buildings should be grouped together according to roofing materials to avoid pepper-potting throughout the site. The layout of the site must be in keeping with the village grain with a variety of terrace, semi detached and detached buildings. Streets and spaces should be positioned and orientated to frame views through the site west to Dirleton Castle and east to North Berwick Law.

NK11 - Castlemains, Dirleton

5. An openspace of at least 60m by 40m is to be located in the western part of the site, adjoining and enhancing the existing area of open space immediately to the north of the site at the western end of Castlemains Place to create a village green. Buildings should front onto and overlook this area of enlarged open space. A landscaped swale or well-designed and well-landscaped SUDS could be incorporated into the area of openspace. Footpath connections from the area of open space through the site and beyond to link with the existing path network must be provided. The electricity line that runs across the site must be undergrounded.

NK11 - Castle mains, Dirleton

Images



View to Dirleton Castle from the A199 to be retained



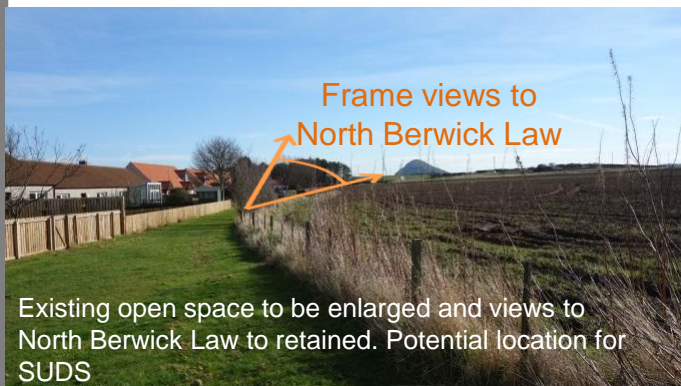
Retain hawthorn hedgerow along Station Road



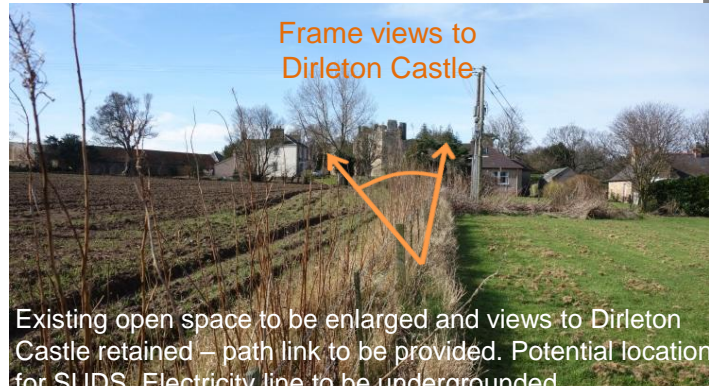
View west across site from the corner of Station Road and the A199 – views to Dirleton Castle to be retained



View into workshop spaces off Station Road – access for site. Beech hedgerow and specimen trees to be incorporated into a designed edge.



Existing open space to be enlarged and views to North Berwick Law to be retained. Potential location for SUDS



Existing open space to be enlarged and views to Dirleton Castle retained – path link to be provided. Potential location for SUDS. Electricity line to be undergrounded.

St Baldred's Craule

Tyne Mouth



Versions of this document can be supplied in Braille, large print, on audiotape or in your own language. Please phone Customer Services on 01620 827199.

How to contact us

Policy & Projects
Development
Partnerships and Services for Communities
East Lothian Council
John Muir House
Haddington
EH41 3HA

www.eastlothian.gov.uk/ldp
www.eastlothianconsultations.co.uk
ldp@eastlothian.gov.uk

