



**HERDMANFLAT  
MASTERPLAN**  
MEETING OUR CHANGING NEEDS

## Appendix 10.1 NPF4 Policy Alignment Checklist November 2023

## **Herdmanflat Hospital Masterplan**

### **Assessment and review against NPF4 Spatial Priorities and Principles**

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## Introduction - Assessment and review against NPF4 Spatial Priorities and Principles



A thorough assessment of how the Herdmanflat Masterplan aligns with the NPF4 Policy requirements and outcomes has been completed. The following table provides a summary of the key Masterplan aspirations and how they meet specific policy objectives. Where it is felt the policy objectives apply and are being met, the Policy is denoted with ✓. Where it is felt the policy does not apply the Policy is denoted with a ✗.

Where Policy's might be assumed as generally not being applicable, but there are relevant policy objectives that the Masterplan is still addressing, these Policy's have been highlighted and a ✓ applied. The relevant Policy's that it is felt apply, do not apply (or have been considered as being met by the Masterplan) is noted at the end of each of the policy narratives.

Each Policy is colour coded to match with the corresponding NPF4 Spatial Principle as Follows:




A Sustainable Place – Green      A Liveable Place – Orange      A Productive Place – Purple


Spatial Principle	NPF4 Policy	Heading	Aligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
<b>Section 1 - A Sustainable Place</b>				
 <b>NPF 4 - A SUSTAINABLE PLACE</b>	1	<b>Tackling the climate and nature crises</b>	✓	<i>The Herdmanflat masterplan has been developed in line with East Lothian Councils Climate Change Strategy and includes a stated commitment to focus on tree retention, low carbon/net zero construction, and the refurbishment and reuse of existing buildings. Enabling works and demolitions ensured recycling of building materials with crush material retained for roads infrastructure and stone and slate salvaged for future repairs of the listed buildings. Development will be concentrated on brownfield land within an urban settlement close to the town centre and public transport which will drive a reduction in future carbon emissions.</i>

Spatial Principle	NPF4 Policy	Heading	Alligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
 <p><b>NPF 4 - A SUSTAINABLE PLACE</b></p>	2	<b>Climate mitigation and adaptation</b>	✓	<p><i>The masterplan is within an urban settlement close to the town centre. The location promotes walking and cycling and is located adjacent to public transport nodes. The development seeks to reduce the reliance on cars and supports local living with easy access to shops, council services , and health facilities including the New Community Hospital. The grounds will provide extensive areas of public open space and woodland walks accessible to residents and the local community thus negating the need to travel to greenspace by car.</i></p> <p><i>The Masterplan has also taken into consideration existing pedestrian and cycle access and new additional entrance and exit points have been identified that will improve accessibility, reduce walking distances, and journey times to local public transport nodes and service. A new connection point from the proposed National Cycle route has been discussed and agreed with the roads department which will see a safer more direct route for cyclists taken off an A Road and through the site to the Town Centre.</i></p> <p><i>The existing hospital buildings be repurposed for housing for older people and retrofitted to ensure adherence with Net Zero/ low carbon policy requirements.</i></p> <p><i>The masterplan has been assessed in line with the Place Standard and meets the criteria of the “20 Minute Neighbourhood”.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), b), c)</b></p>
 <p><b>NPF 4 - A SUSTAINABLE PLACE</b></p>	3	<b>Biodiversity</b>	✓	<p><i>Environmental Impact Assessment Screening has been carried out and it has been confirmed that an Environmental Impact assessment is not required in support of the planning permission in principle application.</i></p>





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				<p><i>The site is not within a conservation area, is not identified as having any local or international habitat protections and is not referenced as providing a contribution to the Central Scotland Green Network.</i></p> <p><i>The Masterplan seeks to retain and restore habitat where possible. Extensive ecological assessments and tree maintenance works have been implemented that have worked to protect species including birds and bats. An assessment of ecological risk has been completed and recommendations for mitigation provided by the project’s ecologist. Completed tree maintenance works have sought to improve and restore the understorey to encourage species diversity. Tree maintenance was carried out upon the recommendation of a qualified arboriculturist completed following the completion of a full BS 5837 Tree survey.</i></p> <p><i>Nature based solutions include the retention of felled wood on site and the intention to incorporate the existing treescape and woodland walks as part of the active travel network. The landscape strategy seeks to improve large areas of species poor grassland with species rich wildflower planting. Root protection areas have been clearly identified and new buildings will be constructed outwith these areas.</i></p> <p><i>The approach to biodiversity seeks to enhance the exiting level of biodiversity further by introducing ponds and swales as part of a sustainable urban drainage system.</i></p> <p><i>An ecological and landscape management plan will be developed as part of future detailed planning applications. The development of the masterplan also recognises East Lothian Councils emerging Tree and Woodland Strategy</i></p> <p><i>The masterplan has considered the role the site can play as an important source of community greenspace providing better, easier access to nature for the wider community.</i></p>

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				<p><i>Both formal and informal areas have been identified that will encourage more of the local community to visit the site to take advantage of the existing woodland and paths, and the masterplan process has assisted in identifying areas of existing natural space that could be improved by landscape and tree maintenance, aiding biodiversity. Works carried out by the Council have included extensive crown lifting, removal of dead trees (wood kept on site), and erection of bat boxes throughout the site.</i></p> <p>In terms of steps taken to encourage wider community use, the masterplan identifies areas that would be suitable for community growing, improved, and increased DDA compliant access and egress points and natural play spaces. Social spaces will include meadows, formal courtyards, and games areas.</p> <p>Intergenerational living and socialising has been adopted as a theme, aligning with the intended older demographic that will live there. Community considerations have had to balance and consider the needs of those living both on the site and those living in the wider community, families and children, and the approach to development and the landscape has naturally considered implications on Health and Wellbeing, mitigating against Social Isolation and Health and Safety (Safe and overlooked, better lighting, easier access etc).</p> <p><b><i>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), b),d)</i></b></p>




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 <p>HERDMANFLAT NPF 4 - A SUSTAINABLE PLACE</p>	4	Natural places	✓	<p><i>The site is not identified as local, regional, national, or internationally important natural asset. The site has not been identified by Nature Scot as wild land.</i></p> <p><i>Protected species have been identified (Bats) and mitigation already implemented through the introduction of Bat Boxes throughout the site and surveys identifying bat roost potential of trees. The masterplan seeks to retain the majority of the existing woodland which will work to protect existing and future bat roosts.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: d)</b></p>
 <p>HERDMANFLAT NPF 4 - A SUSTAINABLE PLACE</p>	5	Soils	×	<p><i>The site does not have any carbon rich or valued soils. The site is a previously developed “Brownfield” site, with substantial development and demolitions having taken place over the years.</i></p> <p><b>Policy does not apply.</b></p>
 <p>HERDMANFLAT NPF 4 - A SUSTAINABLE PLACE</p>	6	Forestry, woodland, and trees	✓	<p><i>The site does not contain any ancient woodland. The site has considerable tree cover and is covered by a blanket Tree Protection Order.</i></p> <p><i>The masterplan provides a focus on tree retention. The tree strategy has been discussed at length with the Councils Landscape officer and a full Tree Survey has been completed. Tree maintenance has been completed recently with extensive crown lifting carried out across the site to improve tree health and promote biodiversity within the understorey. The masterplan indicates areas that would benefit from additional/ compensatory tree planting. The tree survey categorises all trees on site in terms of their importance and a root protection area has been clearly identified on plan as part of the proposals.</i></p>


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				<p><i>Tree removal will be minimised, but where this is necessary will be fully assessed beforehand. It is anticipated tree removals will only be required to support the access and egress strategy (to allow disabled access), or to support the utilities and drainage strategy.</i></p> <p><i>Another key objective of the masterplan is to increase the wider community's accessibility to the site's woodland walks and this forms part of the masterplans active travel proposals. The masterplan strategy aligns with the aspirations set out in East Lothian Councils emerging Tree and Woodland Strategy.</i></p> <p><i>An ecology report has been produced which identifies species rich hedgerows which are to be protected.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), b) ii., c), d)</b></p>
 <p><b>NPF 4 - A SUSTAINABLE PLACE</b></p>	7	<b>Historic assets and places</b>	✓	<p><i>The Masterplan includes a number of retained B and C Listed Buildings. The site does not sit within a conservation area and is not designated as a nationally important garden and designed landscape.</i></p> <p><i>The buildings and their setting have been fully respected as part of the masterplan proposals. This has been discussed at length with The Council Planning Team and Historic Environment Scotland during the pre application discussion period.</i></p> <p><i>A Heritage Statement is provided as part of the masterplan submission. The Heritage Statement along with the Landscape Visual Impact Assessment have been used to inform the</i></p>




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				<p><i>development of the Masterplan and to allow a full assessment of each design decision, and the impact of proposed development on the remaining listed buildings and their setting.</i></p> <p><i>The proposed sensitive refurbishment, repair and change of use to housing is accepted in principle, and the Heritage statement masterplan confirms that the approach to safeguarding the setting of the repurposed listed buildings can be easily achieved.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), c), m), o)</b></p>
  <p><b>NPF 4 - A SUSTAINABLE PLACE</b></p>	8	Green belts	x	<p><i>The Masterplan site does not sit within the Greenbelt. <b>Policy does not apply.</b></i></p>
  <p><b>NPF 4 - A SUSTAINABLE PLACE</b></p>	9	Brownfield land, vacant and derelict land, and empty buildings	✓	<p><i>The masterplan will result in a sustainable reuse of previously developed land. New development is proposed within the footprint of recently demolished buildings to the North of the site adjacent to the retained listed buildings.</i></p> <p><i>New development is also proposed within the footprint of a previously demolished building to the south of the site (The former Hopetoun Unit) which was demolished in 2004. The site of the former Hopetoun unit has been identified as a suitable site for redevelopment within LDP 1 and intrusive ground investigations have confirmed pockets of contamination and building debris in this area. For operational reasons surrounding the timescales associated with identifying the site and constructing the new East Lothian Community Hospital NHS Lothian were unable to advance the proposals for housing on the site. The new community hospital opened in 2019 and Herdmanflat was sold to East Lothian Council for affordable housing in 2020.</i></p>

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				<p><i>In the intervening period between the demolition of the Hopetoun Unit and the sale to East Lothian Council the Hopetoun unit site has seen a degree of naturalisation, consisting of grassland and self seeded tress and bushes. The extent of the naturalisation has been assessed by ecologists and an arboriculturist and the biodiversity level has been assessed as low, with the majority of young trees failing to make classification within the Tree Survey. The Herdmanflat masterplan has been developed in line with East Lothian Councils Climate Change Strategy and includes a stated commitment to focus on tree retention, low carbon/ net zero construction, and the refurbishment and reuse of existing buildings. Completed Enabling works and demolitions required the recycling of building materials with crush material retained for roads infrastructure and stone and slate salvaged for future repairs of the listed buildings. Development will be concentrated on brownfield land within an urban settlement close to the town centre and public transport which will drive a reduction in future carbon emissions.</i></p> <p><i>Specific policy context:</i></p> <ul style="list-style-type: none"> <li>a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.</li> <li>d) Development proposals for the reuse of existing buildings will be supported, considering their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.</li> </ul> <p><b><i>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), c), d)</i></b></p>

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	10	Coastal development	×	<i>The site does not sit within a coastal community. <b>Policy does not apply</b></i>
	11	Energy	×	<i>No proposals for energy generation. <b>Policy does not apply.</b></i>
	12	Zero Waste	✓	<p><i>The masterplan has been developed to minimise waste where possible. Selective demolitions carried out to date have allowed building materials to be saved for future recycling in the repair and restoration of the remaining listed buildings – which includes stone and slate. All demolition material that could be saved for reuse within site wide infrastructure has been crushed and stored on site. This has saved significant carbon emissions by eliminating the need to remove demolition material by road and avoided the need to dispose via landfill.</i></p> <p><i>The masterplan proposals also include plans to reuse existing buildings and site infrastructure (roads) where possible and the low carbon building approach to be adopted will seek to utilise materials that can demonstrate lower embodied carbon.</i></p> <p>Masterplan development has been informed by East Lothian Council LDP Technical Note 5: Planning for Waste. It is accepted that future detailed planning applications must be able to facilitate a sustainable approach to waste management and future detailed applications will seek to maximise recycling and recovery opportunities and enable efficient storage and collection of separate waste streams.</p> <p>The Construction Management Plan will apply a requirement for contractors to minimise waste arising from future construction activities and recycle where possible to minimise the amount of waste leaving site.</p>

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				<p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), b) i – v., c) i, ii.</b></p>
	13	Sustainable Transport	✓	<p><i>The masterplan has been developed and assessed against the 20 minute neighbourhood. The site is within walking distance of many identified local services and amenities. An active travel strategy has been followed which will improve walking and cycling and tie into the national cycling network. Access will be improved to the site which will make it more permeable and provide quicker more direct routes to public transport. The 20 minute neighbourhood approach adopted has demonstrated that the Masterplan could extend the existing 20 minute walking catchment by up to a further five minutes.</i></p> <p><i>A reduction in car parking standards (75% of dwellings) is being promoted, driven by the need to reduce carbon emissions, and considering the needs of the older demographic that the affordable housing proposed is targeting, .</i></p> <p><i>Disabled access will be improved with entrances designed where possible to meet DDA access requirements, with existing paths and woodland paths upgraded to allow freer and easier access.</i></p> <p><i>Off site infrastructure improvements have been discussed with the Councils’ Roads department that could see dropped kerbs and improved signage introduced along the quickest routes to the town centre (5 minute walk). A dedicated cycling route is also being introduced from the A199 through the site that will provide safer connectivity to the Town Centre.</i></p> <p><i>Pre application guidance provided by the Councils planning team is that the masterplan must create better connectivity to and from The SE and SW of the Site to the NE and NW. onto Aberlady Road and Herdmanflatt providing multiple cycle and pedestrian routes within the</i></p>


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				<p><i>site. Works beyond the edge of the site remain to be fully agreed and will be fully addressed at detailed application stage. Connectivity has been addressed within the Masterplans Transport Statement.</i></p> <p><i>New build housing will be served by LZE vehicle charging (as per council policy) and consideration will be given to how charging points for bikes and electric wheelchairs etc can be incorporated. Housing will be provided with cycle parking facilities.</i></p> <p><i>Safe crossing points across Aberlady Road and Lydgait are being considered and will be developed as part of future detailed applications. This will involve discussion with the roads department to ensure that any such crossings are safe and technically achievable.</i></p> <p><i>The transport assessment provided as part of the masterplan application which provides further detail on the impact of traffic on local roads and junctions will be minimised.</i></p> <p><b><i>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a) i., iii. b) i., ii, iii, iv, v., vi, vii, vii, c), e), f)</i></b></p>


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<b>Section 2 - A Liveable Place</b>				
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	14	<b>Design, quality, and place</b>	✓	<p><i>The masterplan has been developed in line with the 6 qualities of a successful place:</i></p> <ol style="list-style-type: none"> <li><b>1. Healthy.</b> <i>The site is currently unlit and suffers from well documented cases of anti social behaviour. The site is not a park but is accessible by the general public. The masterplan principles will see well managed open spaces developed that are well lit and accessible more easily. New development will provide passive security which will make the grounds a safer and more welcoming place to be at all times. The new path network will encourage the wider community to make better use of the site for walking, cycling, and playing. The grounds are being designed to be dementia friendly to support those living with dementia in the new affordable houses for older people that are proposed.</i></li> <li><b>2. Pleasant.</b> <i>The new public realm will be well managed and is designed to encourage activity between residents and the local community visiting the site. The treescape provides good protection against the prevailing winds and there is plenty of shade and shelter. Informal play spaces and social/ games spaces will increase the</i></li> </ol> <p><i>Whilst the majority of the site can currently be classed as brownfield, community growing spaces are considered within the masterplan and the underlying ethos of the housing proposals are to promote intergenerational socialising in well managed spaces within the grounds. New play spaces are planned, and the wider community will be encouraged to utilise the site for picnicking and other family activities that might include nature, art, or sports. This supports social interactivity and will go some way in combatting social isolation amongst the older people that will be living there.</i></p>





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				<p><i>opportunity to enjoy what the grounds have to offer. The mature tree belt also offers protection against noise from surrounding roads.</i></p> <p><i>The low density of housing proposed ensures that there are extensive areas of greenspace and woodland walks for people to enjoy and the drainage strategy combined with the existing natural habitat will ensure that nature really is on the doorstep. Areas for informal play have been considered and are included within the proposals. See supporting Landscape, Ecology and Heritage statements.</i></p> <p><b>3. Connected.</b> <i>The masterplan includes Active Travel proposals that encourage cycling and walking, and new access and egress points are designed to make the site more accessible and provide quicker routes to public transport, which provides access to the town centre, Edinburgh, and Dunbar. The masterplan has considered the relationship with the wider core path network, national cycling routes and accessibility to Haddington Town Centre. A new path network has been considered and discussions with the Council Roads Department has helped shape what will be a more inclusive, safer path network that seeks to avoid conflicts between pedestrian, cyclists, and cars, whilst making more of the site accessible to disabled visitors.</i></p> <p><b>4. Distinctive:</b> <i>The existing heritage buildings, woodland and landscape environment provide the building blocks for the masterplan. Buildings and associated infrastructure will be designed to sit within the landscape and extensive community consultation has seen meaningful changes made to the approach to density, height massing and the overall form of development.</i></p> <p><i>The constraints placed on development by the existing landscape has required careful consideration and the approach has seen a lower density of development than would ordinarily be achieved and desired. This has been unavoidable given the focus on</i></p>


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				<p><i>retaining trees and protecting the most sensitive and biodiverse parts of the site. Future development will see a mix of affordable tenures that could include social rent, mid market rent and new market shared equity housing targeted towards older people.</i></p> <p><b>5. Sustainable.</b> <i>The masterplan embraces sustainability. Low carbon affordable housing for older people is planned that is designed to allow ageing in place and to promote more independent living that reduces the burden on local health facilities and acts against the problems associated with unallocated care (bed blocking). The type of housing being promoted will be future proofed, more accessible and will help people avoid the need to enter a care home. Housing will be a mixture of energy efficient new build housing and energy efficient retrofitted housing within the retained listed buildings. The drainage strategy will address future flood impact whilst introducing an element of blue infrastructure that will add to the sense of place whilst encouraging an increase in biodiversity from what the site holds today.</i></p> <p><i>Housing will be designed to meet Housing for Varying Needs standard, and a review of the location and the active travel benefits in terms of the 20 minute neighbourhood clearly highlights the benefits of redevelopment in terms of accessibility to the Town Centre and local services, all of which are within walking distance of the proposed new housing.</i></p> <p><b>6. Adaptable.</b> <i>The approach to delivering affordable housing for older people on the site is both new and innovative, seeking to harness all of the health and wellbeing benefits the landscape has to offer. All housing will be developed to the Housing for Varying Needs Standard and the Council has set a target of ensuring all housing and the surrounding landscape can be classed as dementia friendly. Housing layouts are being</i></p>






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				<p><i>investigated that will ensure future accessibility, with a desire to see all housing being able to achieve a wheelchair accessible standard.</i></p> <p><i>The model of housing proposed across the masterplan area has been developed with the assistance of the Community Health and Social Care Partnership, with a focus on promoting independent living and supporting the shift away from hospital and care home based care. The housing will support new and developing models of care that will see an increase in care being provided within communities and that support an increase in hospital discharge rates. The masterplan has been developed to deliver the necessary interventions required to address East Lothians well documented challenges surrounding its growing and ageing population and has been developed to meet the objectives set out in the Local Housing Strategy, IJB strategic Plan, East Lothian Council Plan and to meet the stated Government housing objectives contained within Housing 2040.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), b), c)</b></p>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	15	<b>Local living and 20 minute neighbourhoods</b>	✓	<p><i>The Masterplan is about local living. It has been assessed against the 20 minute neighbourhood and this is shown diagrammatically within the design and access statement. The masterplan can clearly demonstrate that Herdmanflat will be a connected Place. The pre development and post masterplan 20 minute neighbourhood assessments undertaken demonstrate that the improved access and egress strategy could extend the existing 20 minute walking catchment by up to 5 minutes.</i></p> <p><i>The 20 minute neighbourhood assessment demonstrates that the majority of services and amenities in Haddington including the town centre can be accessed by foot within a 20 minute</i></p>


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				<p>walk. In fact, the majority of local services, including schools the health centre, community hospital, council offices and public transport can be accessed within a 10 minute walk.</p> <p>The grounds themselves will provide public open space woodland walks and much wider mental health and health and wellbeing benefits for those that live there (0 minutes) and to those that wish to walk there from the majority of the rest of the town (20 minutes).</p> <p>The housing proposed has been specifically designed to support ageing in place and there is a focus on reducing car reliance given the location and proximity to local services. All of the housing will provide much needed affordable housing in an area that is identified as having the highest demand for affordable general amenity housing (Local Housing Strategy and South East Scotland Housing Needs and Demands Assessment)</p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a)</b></p>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	16	Quality homes	✓	<p>The site is referenced in the LDP as being suitable for housing development once surplus to NHS Lothian Requirements. NHSL deemed the site surplus to requirements in 2020 when the new community hospital opened, and the site was sold to East Lothian Council as part of their affordable housing supply programme. Whilst not an allocated LDP site the principle of the site being acceptable for Housing Development has been established in the LDP.</p> <p>The proposed mixed tenure affordable housing for older people is a key NPF4 policy aspiration and provides a much needed community benefit that will drive efficiencies in future healthcare delivery whilst tackling the chronic shortage of specialist affordable housing in East Lothian. The improved social and open spaces and woodland walks, coupled with improved access (DDA compliant) will also improve what the vacant site has to offer to more of the local community. Herdmanflat has the potential to become a key community asset.</p>


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				<p><i>The Masterplan sets out the principles of development that future detailed applications will abide by. There is a phasing plan which demonstrates how the site can be developed over a defined timescale. The Masterplan aligns with the development aspirations set out in Central Spatial Strategy</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a) b), c), e), f)</b></p>
  <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	17	Rural homes	×	<p><i>The masterplan does not provide or meet the requirement to deliver Rural Homes. <b>Policy does not apply.</b></i></p>
  <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	18	Infrastructure first	✓	<p><i>The masterplan proposes the redevelopment of Herdmanflat as part of the Councils' Affordable Housing Supply Programme. Mixed tenure affordable housing will be provided for older people meeting a stated specialist need in East Lothian. This all affordable scheme therefore meets the test of an infrastructure first approach and the not for profit, affordable rent and high value associated with delivering Housing for varying needs will be met in part by Scottish Government More Homes Grant.</i></p> <p><i>The Demographic of housing tenants (i.e., 55 plus) will mean it is less likely that there will be children of school age living in the new housing, therefore there is unlikely to be any impact on local school roles.</i></p>

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				<p><i>Accessibility to the Town Centre has been highlighted as a priority and the masterplan development has envisaged a limited amount of off site improvements to paths and wayfinding to make walking to the town centre much easier and safer.</i></p> <p><i>A transport assessment has been completed which details the low level of impact of development on the surrounding road network and the positive impact the development can contribute to Active Travel in the area.</i></p> <p><b><i>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), b)</i></b></p>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	19	Heat and cooling	✓	<p><i>The masterplan has been developed with LCNZ aspirations embedded. There are no local Heat Networks however district heating is being investigated as part of the overall masterplan energy strategy. At this stage it is premature to be able to identify the heat strategy. This will be developed as future detailed applications are brought forward and the house typology has been agreed. The numbers and size of houses will determine the heat load required.</i></p> <p><i>The Council are developing a Low carbon and heat strategy, and the Herdmanflat proposals are being used to inform and shape this.</i></p> <p>An Energy Strategy and low carbon approach for new build housing has been developed for the site and is submitted in support of the Masterplan. The Masterplan has been developed to meet the requirements of Policy 19 Part:</p> <p><i>f) Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for</i></p>



Spatial Principle	NPF4 Policy	Heading	Alligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
				<p><i>example by prioritising natural or passive solutions such as siting, orientation, and materials.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: c), f)</b></p>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	20	Blue and green infrastructure	✓	<p><i>The grounds of the hospital are an underused green asset, and the masterplan seeks to ensure that the landscape and grounds become more accessible and welcoming through redevelopment.</i></p> <p><i>There are currently no rivers or ponds on site and the masterplan seeks to address this by introducing swales and a pond as part of the proposed Sustainable Urban Drainage System. This will add to/ increase the biodiversity that exists currently, and the Landscape led approach forms an integral part of the Masterplan design.</i></p> <p><i>The emerging East Lothian Tree and Woodland Strategy has been considered and it is believed the Masterplan will protect existing woodland, making it more easily accessible to the surrounding community. Whilst open space will change in terms of how it is used, much thought has been put to how the landscape will offer greater use opportunities for the surrounding community. Plans for community growing have been included and the Council remains committed to exploring the practicalities of allotment provision at the detailed application stage.</i></p> <p><i>An assessment of allotment potential has been completed and is attached in <b>Appendix 1</b> to this checklist.</i></p> <p><i>Post development, the green and blue landscape will be subject to a management plan and will be actively managed by the Council's Housing Team/ Council Amenity Services.</i></p>

Spatial Principle	NPF4 Policy	Heading	Alligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
				<b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: b), e)</b>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	21	<b>Play, recreation and sport</b>	✓	<p>The masterplan will not see the loss of outdoor sport facilities or existing play/ recreation spaces. Whilst there is unlikely to be many children living on site given the housing demographic envisaged, the masterplan recognises that children may be on site visiting grandparents or visiting from the surrounding community with or without their parents. On this basis the masterplan has adopted an approach that will see more natural play spaces incorporated that recognise the benefits of nature and seek to take advantage of the existing woodland. This will involve careful consideration as the landscape approach also includes dementia friendly design, and one that whilst encouraging intergeneration activities is mindful of noise that could prove disturbing to those living with dementia or some other disability.</p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: e), f).</b></p>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	22	<b>Flood risk and water management</b>	✓	<p>A flood risk assessment has been submitted in support of the masterplan.</p> <p>The flood risk assessment concluded that:</p> <p>The type 1 flood risk assessment presented above confirms that the site is at low risk of flooding from coastal, fluvial, pluvial and groundwater sources. The site can therefore be deemed suitable for the type of development proposed, without the need for a more detailed, type 2 or type 3 study.</p>

Spatial Principle	NPF4 Policy	Heading	Alligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
				<p><i>A Drainage Strategy report has been submitted in support of the Masterplan. The Drainage Strategy includes an assessment of the foul and surface water connection requirements which includes the proposals for a Sustainable Urban Drainage System.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: c), d), e)</b></p>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	23	<b>Health and Safety</b>	✓	<p><i>The masterplan proposals include plans for specialist housing that will support health and wellbeing and ageing in place. The type of housing envisaged for older people and those with complex needs or a learning disability are viewed as a replacement for hospital based/ institutional based care.</i></p> <p><i>There are proposals for community food growing natural play spaces for children and social spaces that can support mental health and wellbeing.</i></p> <p><i>The woodland walks and wider path network coupled with the active travel proposals support exercise and healthy living.</i></p> <p><i>The trees and landscape offer shelter from wind and noise and provide a landscape buffer from roads that should act to maintain a better air quality for those visiting the site.</i></p> <p>Intergenerational living and socialising has been adopted as a theme, aligning with the intended older demographic that will live there. Community considerations have had to balance and consider the needs of those living both on the site and those living in the wider community, families and children, and the approach to development and the landscape has naturally considered implications on Health and Wellbeing, mitigating against Social Isolation and Health and Safety (Safe and overlooked, better lighting, easier access etc).</p>

Spatial Principle	NPF4 Policy	Heading	Alligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
				<i>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), c), e), f)</i>
 <p><b>NPF 4 - A LIVEABLE PLACE</b></p>	24	<b>Digital infrastructure</b>	✓	<p><i>The site is well located and will be able to access the local digital network.</i></p> <p><i>As the detail of the housing proposals are developed there will be a need to assess digital requirements across the site. Given the demographic it is likely that tenants and residents will want to take advantage of assistive technologies that can improve both the quality of life and the quality of health care that can be provided. It is envisaged that an assistive technology strategy will be developed at some point in the future with the help of the Health and Social Care Partnership. Future development will have to be able to ensure that digitally enabled care can be facilitated as technological advancements progress.</i></p> <p><i>Types of assistive technology might include those offered through the adaptations service, community alarms, telecare and Smart Home technology enabled care – video consultations, blood pressure and heart monitoring and trips and falls etc.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a), c)</b></p>



Spatial Principle	NPF4 Policy	Heading	Alligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
<b>Section 3 - A Productive Place</b>				
  <p><b>NPF 4 - A PRODUCTIVE PLACE</b></p>	25	<b>Community wealth building</b>	✓	<p><i>The masterplan for Herdmanflat will support Community Wealth Building (CWB) in a number of ways.</i></p> <ol style="list-style-type: none"> <li>1. <i>By supporting the local economy, local supply chain and local jobs through the multi million construction contracts required to deliver the new housing and refurbish the existing buildings. Contractors will be required to include minimum employment and training targets in their contracts and demonstrate compliance through regularly monitored Key Performance Indicators. East Lothian Council has agreed that community benefits and employment and training monitoring (Social Value of the project) will adhere to Scottish Futures Trust Themes, Outcomes and Measures (TOMS) guidance and through use of the <b>Social Value Portal</b>. Use of the Social Value Portal will be a mandatory requirement for the successful Contractor.</i></li> <li>2. <i>By making sure the grounds are invested in, made safer and more accessible which will contribute more meaningfully to local health and wellbeing.</i></li> <li>3. <i>By providing a significant amount of housing close to the town centre that will support local shops and businesses.</i></li> <li>4. <i>By creating and sustaining employment opportunities in health and social care, taking pressure off local health facilities and the community hospital.</i></li> <li>5. <i>By providing much needed housing that supports better health outcomes and addresses accessibility thus delivering substantial benefits when addressing inequality and promoting more independent, less institutional living.</i></li> </ol> <p><i>There are no proposals for community ownership, but the community will be actively encouraged to use the resources and public open spaces that the masterplan will deliver. This could involve learning initiatives with local schools – supporting learning, providing spaces for</i></p>

Spatial Principle	NPF4 Policy	Heading	Aligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
				<p><i>community growing (mental health/ nutrition and cost of living benefits). There may also be opportunities to integrate art which will be explored in more detail in future planned consultations specific to health and wellbeing.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: a).</b></p>
	26	Business and industry	×	<p><i>The masterplan does not include any business or direct employment opportunities (other than required housing management and health and social care service provision).</i></p> <p><b>Policy does not apply</b></p>
	27	City, town, local and commercial centres	×	<p><i>The site is not within the town centre, but its proximity will support and hopefully strengthen local shops and businesses within the town centre. This aligns with the Haddington Town Centre Strategy which seeks to promote development that support and ensure the town centre remains healthy and vibrant.</i></p> <p><b>As a housing development, policy does not apply</b></p>
	28	Retail	×	<p><i>There are no proposals for retail within the Masterplan, but the proximity of the site and new housing will provide support for existing local shops and businesses and the town centre.</i></p> <p><b>As a housing development, policy does not apply.</b></p>
	29	Rural development	×	<p><i>The masterplan is not classed as Rural Development. <b>Policy does not apply</b></i></p>
	30	Tourism	×	<p><i>The masterplan does not contribute to Tourism. <b>Policy does not apply</b></i></p>

Spatial Principle	NPF4 Policy	Heading	Alligns with Policy	Herdmanflat Masterplan Assessment against NPF 4 Relevant Policy
	31	Culture and creativity	✓	<p><i>There are no definitive plans for cultural venues within the masterplan although the Garleton building is being considered for refurbishment and repurposing for another use. The building is B listed and has been deemed unsuitable for residential conversion. The building may be suitable for a community related use (local groups/ charities), health related uses (Local HSCP) or for uses that support education and local employment and training, or to provide local creative spaces.</i></p> <p><i>The grounds of the hospital may prove attractive to local art groups, and this would be encouraged. The masterplan also incorporates a number of public open spaces which could be utilised for public/ community art projects.</i></p> <p><b>Policy considerations that apply to meet the Policy Outcomes and are addressed by the Masterplan: c), d), e)</b></p>
	32	Aquaculture	×	<i>The Masterplan contains no proposals that will support Aquaculture. <b>Policy does not apply</b></i>
	33	Minerals	×	<i>The Masterplan contains no proposals that are impacted by Minerals. <b>Policy does not apply</b></i>

## Appendix 1 – Review of the Practicalities of Allotment Provision

## A review into the practicalities of allotment provision at Herdmanflat

The following has been considered and highlighted following review of:

- **Part 9 of the Community Empowerment (Scotland) Act 2015 (Allotments)** – Guidance for Local Authorities [Part 9 Community Empowerment \(Scotland\) Act 2015 - Allotments](#)
- **The National Allotment Society (NAS)** Guidance for Planners and developers looking to include allotments in new developments. [21ST Century Allotments in New Developments](#)
- **Scotland's Allotment Site Design Guide 2013.** [Scotland's Allotment Site Design Guide](#)



Figure 1 Area identified within masterplan for further allotment provision investigation

The review of the guidance referenced above has raised a number of site specific sustainability and economic challenges that would need to be addressed to ensure long term viability of allotments, accessibility and to ensure no detriment to the existing historic environment, the existing landscape and biodiversity.

### Local Authority Statutory Obligations - Allotments

Part 9 of the CE(S)A 2015 requires local authorities to take reasonable steps to provide more allotments if waiting lists exceed certain trigger points and ensures appropriate protection for local authorities and plot-holders.

**Section 112** of the Act states that Local Authorities should ensure that there is sufficient suitable land to satisfy future demand and *should, where practicable, (e.g. based on the scale of the development) incorporate growing spaces in planning briefs for regeneration and new developments, preserving sufficient good quality land to satisfy current and future demand.*

The Act also states that “Reasonable steps **should not** include ... restricting the size of allotments available...”

**Section 114** requires local authorities to provide reasonable access to allotments and allotment sites that it leases to tenants

It may not always be possible to provide full access to an allotment site, for example due to the terrain on or near to a particular site, the limited size of an allotment or site, or difficulties posed by lack of parking or routes to a particular site. However local authorities must make all reasonable attempts to make allotment sites and allotments as accessible as possible.

**Section 119** of the Act Places a duty on Every Local Authority to prepare a food growing strategy. Section 119 requires Local Authorities to include the following in their Food Growing Strategies:

- land identified in the area that could be used for allotment sites;
- **other land identified in the local authority area which could be used by a community to grow vegetables, fruit, herbs or flowers;**
- a description of how the authority intends to increase the provision of allotments or other land for community growing, should the authority be required to take reasonable steps under section 112(1); and
- when detailing how the authority intends to increase the provision of allotment sites and community growing areas of land in its area as it is required to take reasonable steps under section 112(1), a description of whether and how this will apply to communities which experience socio-economic disadvantage.

Having considered the requirements of the Act, the following considerations reflect the practical and the economic suitability of the Herdmanflat site to provide Allotments. It should be noted that specific areas of the site have been identified within the proposed masterplan for community growing spaces in line with the requirement to identify “**other land**” which could be used by a community to grow vegetables, fruit, herbs or flowers.

### **Minimum recommended size of allotments**

It can be seen from **Table 1** on the next page that the Herdmanflat site cannot provide the minimum number of allotments recommended by the National Allotment Society, or the Scottish Allotment Society guidance on best practice.

<b>Recommendation</b>	<b>SAS/ NAS Guidance</b>	<b>What Herdmanflat can offer</b>
Recommended minimum no of plots	45	13 - 250m <sup>2</sup> or 26 - 125m <sup>2</sup> ½ plots in Central Zone. Considerably less than the recommended sustainable number of plots.
Minimum recommended Plot Size	250m <sup>2</sup>	250m <sup>2</sup>
Minimum recommended Site Size	2.5 acres	0.82 Acres
Recommended Soil depth	2.0M	0.3m (from GI's)
Recommended Slope	Between 1:120 – 1:40	c1:11

*Table 1: Recommended minimum Allotment Provisions*

**Annual cost to tenant (Fees Paid)**

£50 - £100/ plot = max £2600 / annum for 26 ½ plots to pay for maintenance/ upkeep. Anything over this will require additional payments from tenants or Council subsidy/ Grant on an ongoing basis.

**NAS/ SAS best practice facilities to be provided**

1 X Shed per plot

Water supply

Drainage

Toilet Facilities (Communal)

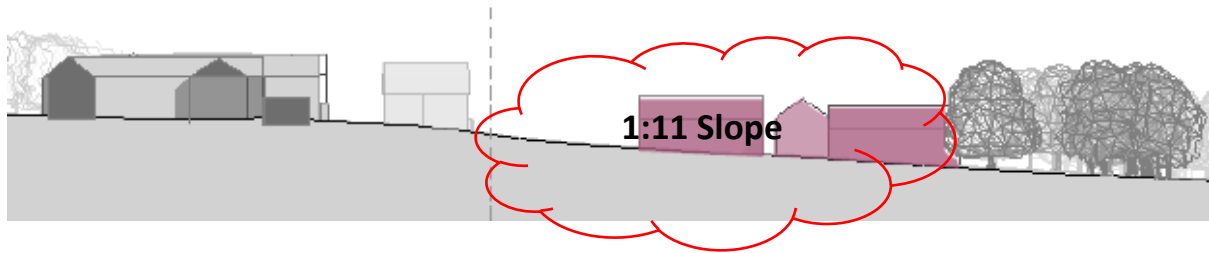
Composting facilities (needs to be managed)

Provision for waste removal

Access & Maintenance Pathways

Whilst SAS recommend not having fences, NAS recommends Wind Breaks which could be hedging or other natural materials.

### Special provisions for slopes above 1:40



Terracing to avoid soil slippage

Stepped and graded/ swept paths for access

Plots should run in rectangular lengths from top to bottom.

Requirement for DDA Access

### Other considerations.

**Car use.** 2021 study by Sheffield University<sup>1</sup> (most detailed of its kind) determined that 56% of journeys to allotments were made by car. This would indicate that dedicated parking for allotments on site at Herdmanflat would be required (possibly two to three spaces). The investigation noted that car use was predominant for those living more than 2KM from their allotment.

Restrictions may have to be considered that limits tenancy to those living within walking distance of the site to reduce requirement for a car and to reduce carbon emission impact. This may impact on take up given the majority of surrounding housing have gardens.

**Waste Collection.** Most allotments will generate more waste than they consume. NAS recommends each plot should have two heaps on the go at the same time (in bins) one that is decomposing and one that is being added to. Check with EL about whether they will collect excess waste and what is required, but this likely to involve providing storage for compost waste bins

<sup>1</sup> <https://www.mdpi.com/2071-1050/13/5/2628>



(up to 26 no) at the roadside to the top of the central zone. Note depending on weight this may prove problematic pulling bins up the hill from the lower allotments.

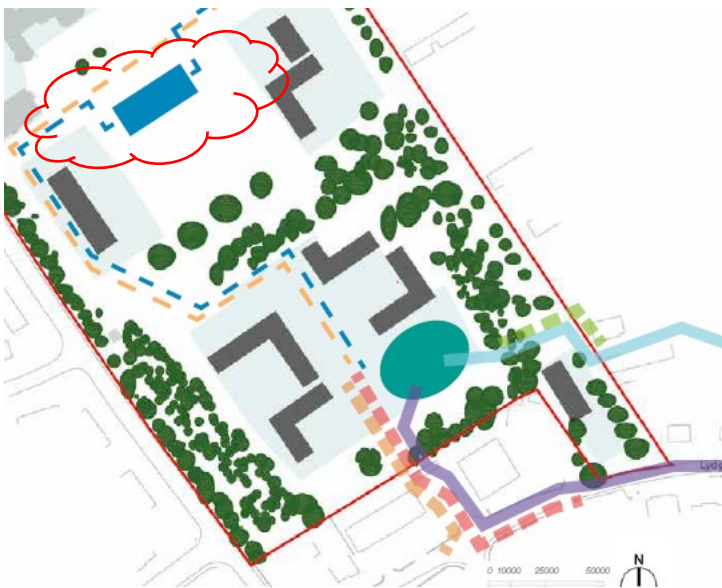
Composting restrictions likely to be required to prohibit plot holders from composting their own garden/ kitchen waste. (I.e. bringing this to site)

**Soil Pests, Diseases and soil fertilisation.**

The site is sloping and there are requirements to introduce a SUDS system that naturally drains the site from North to South. The SUDS system will naturally take water to the South of the site, but consideration must be given to any impact that pesticides and non organic fertilisers washed down the site from the allotments might have on local wildlife and the sites wider eco system given the aspiration to generate a net biodiversity gain across the site.

**Drainage.** A SUDS scheme is proposed for the site. The Suds scheme requires additional underground storage located towards the top of the site. The best place for this storage has been identified as the location highlighted as being suitable for Allotments. Scottish Water will not allow development (to include allotments) to be established on top of the storage as this could cause problems of maintenance and access.

**Toilet Provision.** A dedicated toilet facility will be required. This could be provided as a composting toilet but a detailed and rigorous management regime will be required.



Proposed areas of SUDS Underground Storage (in Blue)

### 3.3 gates

The aim should be to provide the allotment holders with a sense of security, in particular vulnerable allotment users when working alone in evenings, and to deter vandals. Designs which provide a secure gate without 'fortifying' the allotment site are best.

Site security: some of the best sites have no lockable gate, and security is afforded by overlooking adjacent land uses / residential areas.

It is recommended that the design of the gate is in keeping with the type of fencing used: e.g. if a timber panel fence, use a timber gate, if wire mesh fence a metal gate would be more appropriate. Mortice locks are more durable and easier to manage as a committee than a padlock on the gate. Remember, a locking gate is not always necessary.



Julian Avenue, Glasgow



Greenwich Allotments

**Security.** Whilst SAS encourage plots to be developed without fences between them, both SAS and NAS encourage security fencing and gates around the outside of the plots to provide plot holders with a sense of security. Potential issues with break in to sheds etc without security protections.

**Polytunnels and other structures (Greenhouses sheds etc).** The area suggested for the allotments in the central zone is highlighted as being sensitive in terms of the setting of the listed buildings. Plot holders will often build non permanent structures in the winter to protect their produce from the elements. These are quite often made from recycled materials (good), but can be aesthetically challenging. Key views through the site to the listed buildings requires to be considered. Sheds and toilets etc would require to be maintained to a satisfactory standard.

## Conclusion

It is too early to provide firm proposals for the inclusion of allotments at the masterplan stage. The infrastructure required and NAS/ SAS recommendation to develop the idea of allotments with the community requires further investigation at the more detailed planning application stage.

This consultation would require to investigate matters such as financial viability, up front infrastructure costs and ongoing management arrangements which could involve the council or a community group/ association assuming this role.

The visual impact on the historic setting (a masterplan planning requirement) needs to be considered alongside wider issues such as car parking, waste management provision and Sustainable Urban Drainage requirements.

However, whilst the suitability of allotments remains to be resolved in terms of practicality and future economic viability, the masterplan does provide for community growing spaces that would allow the Council to meet its obligations under the Community Empowerment (Scotland) Act 2015 – Section 119 as areas have already been identified for community growing.

### 8.5 Landscape Character Zones



Figure 2 Area of community growing space within Herdmanflat Orchard