

**REPORT TO:** Planning Committee

**MEETING DATE:** Tuesday 1 April 2014

**BY:** Depute Chief Executive (Partnership and Services for Communities)

**SUBJECT:** Application for Planning Permission for Consideration

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Application No. **12/00924/PPM**

Proposal Renewal of planning permission in principle 09/00222/OUT for a proposed mixed use development incorporating residential uses; education uses; library; retail (class 1); office units (class 2); restaurant (class 3); business units (class 4); storage and distribution (class 6); trade counter units; residential institution - nursing home (class 8) non - residential institution - day centre (class 10); hot food takeaways; playing fields; open space; allotments; drainage arrangements and all associated infrastructural access; landscaping and site development works on land lying predominantly to the south and east of Wallyford but also including the Strawberry Corner garden centre; the entire length of Salters Road from the interchange with the A1 to the Wallyford Toll roundabout where traffic calming and environmental improvements are proposed; and Inchview Road where road realignment and alterations are proposed in association with the proposed development

Location **Land To South, East And West  
Wallyford  
East Lothian**

Applicant East Lothian Developments Limited

Per Derek Scott Planning

RECOMMENDATION Consent Granted

#### PLANNING ASSESSMENT

As a statutory requirement of major development type proposals this development proposal was the subject of a Proposal of Application Notice (Ref: 12/00006/PAN) and thus of community consultation prior to this application for planning permission in principle being made to the Council.

As an outcome of that and as a statutory requirement for dealing with major development

type applications a pre-application consultation report is submitted with this application. The report informs that 11 people attended the pre-application public exhibition, which was held at Wallyford Community Centre, and that those attendees made a number of suggestions regarding the proposals. The development for which planning permission in principle is now sought is of the same character as that which was the subject of the community engagement undertaken through the statutory pre-application consultation of the proposal.

On 30 November 2009 planning permission in principle (Ref: 09/00222/OUT) was granted for a mixed use development on some 86 hectares of predominantly agricultural land to the east, south and southwest of Wallyford. The site included Wallyford Community Woodland, the public roads of Salters Road and Inchview Road, and the area of open space that is immediately to the southeast of Wallyford Community Centre.

Planning permission in principle is now sought for the renewal of planning permission in principle 09/00222/OUT. This application for the renewal is a valid application, as when it was made to the Council on 26 November 2012 a commencement had not been made to the development approved by the grant of planning permission in principle 09/00222/OUT and also the three-year time period for the submission of matters specified in conditions had not expired. Furthermore, the principles of development remain the same as that approved by the grant of planning permission in principle 09/00222/OUT.

The application site is predominantly bounded to the north and west by agricultural land and by the northern part of Wallyford, to the south by the A1 trunk road, and otherwise to the east and to the south by agricultural land. The neighbouring agricultural land forms part of the Edinburgh Green Belt.

The elements of the proposed mixed use development include residential development, a new school, a library, shops, office units, a restaurant, business units, general industrial units, storage and distributions units, trade counter units, a residential institution, a non-residential institution, hot food takeaways, playing fields, open space, allotments, landscaping and associated infrastructure provision.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 the proposed development falls within the category of a Schedule 2 Development, being one that may require the submission of an Environmental Impact Assessment (EIA). In this case the application was not originally accompanied by an environmental statement. Moreover the development in question had not been the subject of a screening opinion or screening direction at the time the application was submitted. In such circumstances it is a statutory requirement for the Council to adopt a screening opinion following submission of the planning application. Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. On 22 January 2013 the Council issued a formal screening opinion to the applicants.

The screening opinion concluded that it is East Lothian Council's view that the proposed development is likely to have a significant effect on the environment such that consideration of environmental information is required before any grant of planning permission in principle. It was therefore the opinion of East Lothian Council as Planning Authority that there was a requirement for the proposed mixed use development to be the subject of an EIA.

In a scoping opinion subsequently issued on the 08 February 2013, the Council advised

the applicant that the EIA should consist of the environmental statement originally submitted with planning application 09/00222/OUT together with a supplementary environmental statement providing updated assessments in respect of transport, noise and vibration, air quality, cultural heritage and archaeology.

A supplementary environmental statement containing those assessments together with a copy of the original environmental statement was submitted to the Council on the 02 December 2013. The supplementary environmental statement also contains a copy of the masterplan that accompanied previous planning application 09/00222/OUT.

The application is also supported by a masterplan report. It provides a contextual analysis of the site, an explanation of the development requirements, and a design solution for the site. The design solution addresses issues of principle concerning design concept, access, including pedestrian and cycle access, landscape framework and public open space provision, and design strategy and aims in respect of the different components of the proposed mixed use development.

A total of seven written representation have been received in respect of this application. Of these three make objection to the proposed development and one expresses support for it. The other three written representations do not state whether they support or object to the proposals.

One of the objections is made on behalf of Ashfield Commercial Properties Ltd. They contend that the transport assessment submitted with previous planning application 09/00222/OUT was flawed, and that the traffic impacts of the proposed development were not properly addressed. In particular, they contend that road improvement will be required at the Dolphingstone junction and at the Old Craighall junction of the A1 trunk road to accommodate traffic generated by the proposed development and that developer contributions towards those road improvements should be secured.

The other two objections raise concerns that the "village" of Wallyford would cease to be a village, and that the proposed realignment and alteration of Inchview Road would reduce the number of available parking spaces and would therefore affect existing residents.

The written representation supporting the planning application is made on the grounds that it is simply an extension of a long debated previous application. This was supported before and the representor can see every reason why the improvements proposed should still be supported in their entirety.

One of the other representors questions whether the area can sustain the proposed business units, distributions units and trade counter units. Another representor is concerned that they will be living next to a building site for years to come with all the dirt, noise, traffic and danger to children from extra traffic.

The other representation is from Network Rail, who raise no objection to the principle of the proposed development. They do however provide general advice on how the development should be designed and constructed to ensure that it does not impact on the use of the main east coast rail line. A copy of the letter from Network Rail has been passed onto the applicant for their attention.

A copy of each written representation is contained in a shared electronic folder to which all Members of the Council have access.

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.

At the time when previous planning application 09/00222/OUT was determined by the Council and also at the time when this planning application was submitted, the development plan consisted of the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008. On 27 June 2013, Scottish Ministers approved SESplan, the strategic development plan for Edinburgh and South-east Scotland. From that date, the 2015 structure plan is of no effect.

The development plan is now the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

The majority of the application site is covered by Proposal H7 (Land to the south, east and southwest of Wallyford: Housing and mixed use development) of the adopted East Lothian Local Plan 2008. Proposal H7 allocates the land for a mixed use development of 1000 houses, social, educational and community facilities, open space, and associated infrastructure. In addition to meeting the housing land requirements of the Edinburgh and the Lothians Structure Plan 2015, Proposal H7 is intended to promote environmental, social and community regeneration within Wallyford. Proposal H7 requires therefore that the new facilities for such regeneration must be located such that they are well-integrated with and accessible to the existing community as well as serving the areas of new development. It also requires that the proposals must result in a significant improvement in traffic conditions within Wallyford, particularly along Salters Road.

Proposal H7 requires the Council to prepare a Development Framework addressing the development requirements of the site and defining the extent and location of the various land uses. It will then be the responsibility of the developer to submit for approval a Masterplan consistent with this Framework and with the local plan's development policies. The Masterplan should be submitted prior to or as part of an application for outline or detailed planning permission. A flood risk assessment must also be submitted with any outline or detailed planning permission. Additionally Proposal H7 requires that there be developer contributions for all necessary infrastructure, education and community facilities arising as a consequence of this development.

Proposal H7 reflects the requirements of Policy H2 (Development Frameworks) of the adopted East Lothian Local Plan 2008, which states that development proposals for strategic housing sites must conform to the relevant Development Framework prepared by East Lothian Council in consultation with the development industry, statutory consultees and other material interests. Masterplans for the entire allocated area that comply with the relevant Development Framework and with other local plan policies should be submitted prior to or as part of an application for planning permission.

A Development Framework for the site was approved by the Council at a meeting of Cabinet on the 10 March 2009. It sets out the land uses expected for the site and how the Council requires the site to be developed in terms of infrastructure and design. The Development Framework is an important material consideration in the determination of this application for planning permission in principle.

The land of the application site that is the subject of Proposal H7 is also covered by Policy DP5 (Major Development Sites) of the adopted East Lothian Local Plan 2008. Policy DP5 requires the submission of a masterplan for all of it and an accompanying supporting statement. Policy DP5 sets out the minimum information that must be contained within the masterplan.

The site covered by Proposal H7 of the adopted East Lothian Local Plan 2008 includes the site of the existing Wallyford Primary School, which is owned by East Lothian Council. However that school site does not form part of the site of this planning permission in principle application. The masterplan submitted with the application does not therefore cover all of the Proposal H7 site.

The proposed mixed use development includes for a new school, which in time is intended to replace the existing Wallyford Primary School. There are at this time no proposals for the future development and use of the existing Wallyford Primary School site, once it is no longer in educational use. Consequently it is reasonable for the Council to accept that the submitted masterplan need not include proposals for that part of the allocated site.

The principle of the mixed use development of the application site in the manner proposed is established by the allocation of that land for such development by Proposal H7 of the adopted East Lothian Local Plan 2008.

When previous planning application 09/00222/OUT was determined, it was accepted by the Council that Proposal H7 was consistent with Policy HOU3 (Strategic Housing Allocations) of the approved Edinburgh and the Lothians Structure Plan 2015, which required the East Lothian Local Plan to allocate sufficient land for approximately 1000 residential units at Wallyford.

Through their detailed master planning of this site, the applicant has established that the site is capable of accommodating more than 1000 residential units. The masterplan submitted with the application defines how a total of 1242 residential units could be accommodated on the site.

The Council's Depute Chief Executive (Resources and People Services) advises that the impact on education capacity is assessed on the basis of the 1050 residential units applied for, therefore to ensure that there is sufficient education capacity no more than 1050 residential units should be erected on the site. Moreover, to restrict the scale of development to that identified in the applicant's update to the Transport Assessment and to minimise interference with the safety and free flow of traffic on the trunk road, Transport Scotland also recommend that no more than 1050 residential units should be erected on the site. Accordingly, and if the Planning Committee are of a mind to grant planning permission in principle for the renewal of planning permission in principle 09/00222/OUT then the residential development component of it should be limited to 1050 units. The applicant is agreeable to a limit of 1050 residential units. This limit is consistent with the limit of 1050 residential units set by condition 6 of planning permission in principle 09/00222/OUT.

Section 59 of the Town and Country Planning (Scotland) Act 1997 relates to the duration of planning permission in principle. Planning permission in principle is planning permission subject to a condition that the development in question will not be begun until certain matters have been approved by the planning authority. The Act dictates that applications for the approval required before development can be begun must be made within 3 years from the grant of planning permission in principle. It does however provide that the planning authority can direct that different time periods apply in relation to the 3 year period for making an application for approval.

In this case, the proposed development will take a number of years to develop. Moreover, it may well take more than 3 years for the making of applications for approval for all matters for all areas of the application site. Thus it would be prudent for the Planning Authority to direct in this case that the standard 3 year time limit should not

apply and to further direct that applications for approval required before development can be begun must be made within 8 years from the grant of planning permission in principle.

What is proposed in principle for the development of the application site would be a sympathetic extension of Wallyford with due regard to its urban traditions and its existing built form. The principles of development include for a wide range of house types and sizes in order to cater for varying housing needs. Minimum densities are given for specific parts of the site. Together they set a minimum density of 30.7 houses per hectare across the entire site, which is in accordance with the minimum density requirement of 30 houses per hectare stipulated in the approved Development Framework. It is also stipulated in the Development Framework that 25% of the proposed housing component of the site's development has to be affordable housing. This is accepted in the masterplan report and with the stated principles of development of the affordable housing being: (i) a concentration close to the new local centre where there would be good access to public transport and civic amenities, (ii) otherwise in dispersed pockets of approximately 30-60 units located throughout the masterplan area, and (iii) with no distinction to be made in urban design or architectural terms between the affordable and private housing.

The approved Development Framework requires that a new mixed use local centre should form part of the proposed mixed use development. The Development Framework states that the new local centre should contain new employment and leisure opportunities, a new local library, and a new single all through primary school. It must be located at the core of the expanded settlement to be highly accessible to all.

The masterplan indicates a new local centre to be located between the southern end of Inchview Road and the new distributor road, which would run through the site from the southwest end of Salters Road to the A199 road to the east. The range of uses proposed for the new local centre includes a new school, a new public library, retail uses, restaurants, hot food takeaways, office units and housing. This is consistent with the requirements of the Development Framework.

According to the masterplan the retail use of the new local centre would include two small supermarkets each with a 1265 sq m gross floor space, and two small convenience goods units, one with a floor space of 67 sq m and the other of 134 sq m, all giving a total convenience floor space of 2731 sq m (gross). Additionally, there would be in the new local centre, provision for 603 sq m (gross) comparison floor space, comprising six small units - three at 67 sq m and three at 134 sq m and 1005 sq m of floor space for uses within Class 2 (financial, professional and other services) Class 3 (restaurants/cafes) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and two units of 134 sq m each for use as hot food takeaways. The new local centre as designated in the masterplan would thereby include a total of 17 units offering a total of 4339 sq m floor space to be provided in separate buildings with varying modular floor plate sizes. The principle of development of this is consistent with the approved Development Framework.

Included within the supplementary environmental statement is a Retail Impact Assessment Update, which assesses the capacity for and the likely retail impact of the proposed shops and two supermarkets against current retail planning policy and in light of the latest population, expenditure and turnover statistics. The Council's Policy and Projects Manager accepts the findings of the applicants Retail Impact Assessment Update and advises that the proposed shops and two supermarkets would not adversely affect the vitality and viability of Musselburgh town centre, or of other town centres.

The approved Development Framework stipulates the requirement for the provision of two community sports pitches and changing accommodation.

Included in the masterplan are two community sports pitches, a four changing room facility for them and a site for allotments, all to be located on land to the south of the new local centre. Those community uses would be accessed directly off the new distributor road, which would be located immediately to the north of them. These community uses and the locations indicated for them in the masterplan are consistent with the requirements of the approved Development Framework. The provision of the two community sports pitches, four changing room facility and allotment site can be secured by an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The basis of this is consistent with the tests of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Subject to the Council securing this appropriate developer contribution the principle of these elements of the development is consistent with the approved Developer Framework.

Sportscotland, as a consultee on this planning application, welcome the proposed provision of two community sports pitches.

The approved Development Framework also stipulates a required enhancement of the existing facilities at Wallyford Park and states that this should be a developer responsibility. In his consultation response on the previous planning application 09/00222/OUT, the Council's Healthy Living Manager recommended that there should be a developer contribution of £34,403.67 for the upgrading of the existing facilities at Wallyford Park. The Planning Committee resolved to grant planning permission in principle 09/00222/OUT subject to the prior conclusion of a legal agreement to secure this financial contribution amongst other matters.

The Council's Service Manager for Sport, Countryside & Leisure has been consulted on the proposal the subject of this current planning application (Ref: 12/00924/PPM). He confirms that the Council have recently upgraded the existing facilities at Wallyford Park. These upgrading works include the provision of a second full size football pitch and works to the pavilion in order to have 4 functioning changing rooms rather than only 2 that were previously operating. Consequently he advises that it is no longer necessary for the developer to make a financial contribution towards such upgrading works.

An upgrading of the Wallyford Community Woodland is set out in the report that supports the masterplan. The Community Woodland has an area of approximately 10 hectares and occupies the central part of the land between the southern edge of Wallyford and the A1 trunk road. If planning permission in principle is to be granted for the development the requirement for the developer to submit details of the upgrading of the Community Woodland and a timetable for implementation should be made a condition of it. Additionally, the applicant confirms a willingness to transfer the title of the Community Woodland site to the Council at no cost. The applicant is also willing to provide a commuted sum for its future maintenance for a 10 year period. The commuted sum would also cover maintenance for a 10 year period of the two proposed community sports pitches and the open space that is immediately adjacent to it. The effect of these arrangements would be to bring the central part of the application site into public control for use and maintenance as a public park in a manner that would retain and further develop the open space aspect of the existing Community Woodland and enable a formal recreational use of the land concerned.

An agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 can secure the transfer of ownership of the land and the financial contribution towards

maintenance of it and the two proposed community sports pitches and the open space that is immediately adjacent to it.

The Masterplan indicates how other areas of formal and informal open space could be located throughout the site. The Service Manager for Sport, Countryside & Leisure is satisfied with both the size and location of those areas of open space.

The Policy and Projects Manager advises that the outline landscape proposals for the site correspond with the landscape advice set out within the approved Development Framework.

Proposal H7 of the adopted East Lothian Local Plan 2008 requires that development of the site must result in a significant improvement in traffic conditions within Wallyford, particularly along Salters Road. This is also a stated requirement of the approved Development Framework.

A detailed scheme of environmental and traffic calming improvements to Salters Road was promoted through the drawings and report that accompanied previous planning application 09/00222/OUT and were part of the traffic impact assessment of the proposed development made in the applicant's original Traffic Assessment. The detailed scheme of environmental and traffic calming improvements to Salters Road remain part of the proposal that is the subject of this planning application.

Included within the supplementary environmental statement is an update to the Transport Assessment, which contains an assessment of the accuracy of the original base data on traffic flow, taking account of changes in the road network since the original survey and modelling was carried out.

The main findings of the update to the Traffic Assessment are that:

1. With the proposed development in place along with traffic calming on Salters Road there would be a significant reduction in through traffic. The implementation of traffic calming measures on Salters Road should also help to lower vehicle speeds; and
2. The capacity of the local road network, including the A1/A6094 Salters Road and A1/A199 Dolphingstone Interchanges, would be sufficient to accommodate traffic generated by the proposed development.

The Council's Transportation service has undertaken a full evaluation of the Update to the Traffic Assessment and following extensive discussion with the applicant and their traffic consultants, accepts the findings of it. They are satisfied that the scheme of improvements and traffic calming proposed for Salters Road would be successful in delivering significant and acceptable improvement in traffic conditions on Salters Road and thus within Wallyford. Therefore Transportation confirm that they have no objection to the principle of the proposed development of the application site subject to the imposition of conditions on a grant of planning permission in principle to ensure that appropriate off site road improvement works are undertaken, that various identified road safety measures are undertaken, that an appropriate amount of car parking be provided within the new local centre, that a Green Travel Plan be submitted, and that construction traffic movements be controlled.

The approved Development Framework also requires the applicant to examine the possibility of using Inchview Road as an access for buses entering and exiting the new local centre, although it makes clear that general unrestricted access for other vehicles will not be permitted on Inchview Road as it is traffic calmed and narrow at its southern



end. On this basis, the applicant has examined using Inchview Road and has concluded that it would be the most suitable route for buses to access the new local centre. To enable this, a detailed scheme of improvements to Inchview Road is promoted through the drawings and report that accompanies the applicant's masterplan. Moreover, the drawings show how a bus gate would be installed at the southern end of Inchview Road to ensure that only buses could access the new local centre from Inchview Road. The advice received from the Council's Transportation service is that such arrangements for bus access only from Inchview Road to the new local centre is acceptable. A bus route through the site should also be provided.

Transport Scotland do not object to the principles of the proposed development, although they recommend that prior to the commencement of development: a) proposals for the alteration and re-activation of the existing traffic signal installation at the A1/A6094 junction have been approved in writing by the Planning Authority; b) the proposed scheme of traffic calming for Salter's Road has been completed; and c) revised signal timing plans for the existing traffic signal installation at the A1/A199 junction should be submitted to and approved by the Planning Authority. These matters can be controlled through a conditional grant of planning permission in principle.

On all of the foregoing transportation considerations the principles of the proposed development are consistent with Policies T1 and T2 of the adopted East Lothian Local Plan 2008.

Transport Scotland also advise that they have concern in regard to the development impact on the junction of the A1 trunk road and the A720 trunk road (i.e. the Old Craighall Junction south of Musselburgh, at the western end of East Lothian). In this regard they have sought a contribution from the developer towards mitigation of this perceived impact. Transport Scotland advise that they have entered into an agreement with the applicant under Section 48 of the Roads (Scotland) Act to secure a financial contribution. On this basis, Transport Scotland raise no objection to the impact of the development on the Old Craighall junction.

A material consideration in the determination of previous planning application 09/00222/OUT was the scheduled ancient monument of the cropmark site at Wallyford Toll, located on part of the northern edge of the application site. Condition 12 of planning permission in principle 09/00222/OUT requires the erection of a protective fence around the scheduled ancient monument.

In their consultation response on the proposal that is the subject of this planning application (Ref: 12/00924/PPM), Historic Scotland advise that the cropmark site at Wallyford Toll has been descheduled. As that part of the site is no longer a scheduled ancient monument, it is no longer necessary to impose a condition requiring the erection of a protective fence.

The application site is within the inventory boundary of the Battle of Pinkie. The Battle of Pinkie is included within the Inventory of Historic Battlefields.

Historic Scotland raise no objection to the principles of the proposed development, being satisfied that it would not have an unacceptable impact on the site of the Battle of Pinkie.

The Council's Archaeology Officer advises that archaeological assessment already undertaken has identified the potential for artefacts associated with the Battle of Pinkie to be present within the site as well as two areas of significant archaeological remains, which will need further investigation. Accordingly he recommends that a programme of archaeological works should be carried out by a professional archaeologist to evaluate

the application site for any potential archaeological remains. This can be controlled through a conditional grant of planning permission in principle. This approach is consistent with Scottish Planning Policy: February 2010, Planning Advice Note (PAN) 2/2011: Planning and Archaeology and with Policy ENV7 of the adopted East Lothian Local Plan 2008.

The application site includes Salters Road and part of the A199 road. It lies immediately to the north of the A1 trunk road. Included within the supplementary environmental statement is an update to the original noise report, which assesses any changes to the site noise environment, including noise from those identified roads. The update takes account of changes in legislation and proposes mitigation measures to attenuate noise levels to acceptable standards. The Council's Principal Environmental Protection Officer has confirmed that subject to the construction of the noise attenuation barriers specified in the applicant's noise update, he has no objection to the principles of the proposed development. These mitigation measures include a 2 metres high fence atop an earth bund being provided immediately to the north of the A1 trunk road. He does however recommend that the proposed development should be designed so that the 'good standard' indoor levels from Table 5 of BS 8233 Sound Insulation and Noise Reduction for Buildings – Code of Practice are met inside the proposed houses. This control can be exercised by a condition imposed on a grant of planning permission in principle for the proposed development of the site. This condition should require details of all proposed noise mitigation measures and a timetable for their implementation in the course of the development.

The Principal Environmental Protection Officer raises concerns that noise from Wallyford Industrial Estate may have a harmful impact on the privacy or amenity of the new housing. He therefore recommends that the impact of noise from the industrial site is assessed and, if necessary, suitable mitigation measures be incorporated into the development design. No such recommendation was made by the Council's then Senior Environmental and Consumer Services Manager in his consultation response on previous planning application 09/00222/OUT. As is indicatively show on the masterplan, the proposed housing would be located considerably further away from the Industrial Estate than existing housing, some of which is located immediately adjacent to the Industrial Estate. Whilst the Principal Environmental Protection Officer advises that he is aware of previous complaints from local residents regarding industrial operations, he does not provide any details of any unacceptable noise emissions from any of the industrial units. In view of all of this, it would not be reasonable to now require the applicant to undertake a noise assessment of the existing Industrial Estate.

The Principal Environmental Protection Officer further recommends that suitable barriers should be provided to ensure that noise levels in both the front and rear gardens of the houses within the eastern part of the site do not exceed 55 dB (A).

The applicant's noise update advises that noise levels of 65 dB (A) would be acceptable in those front gardens. They advise that the noise levels within the rear gardens of those houses would be 55 dB (A), which BS 8233 Sound Insulation and Noise Reduction for Buildings – Code of Practice advises is a 'reasonable' standard.

BS 8233 Sound Insulation and Noise Reduction for Buildings – Code of Practice advises that for dwellings, the main criteria are reasonable resting/sleeping conditions in bedrooms and good listening conditions in other rooms. As stated above, a condition can be imposed to ensure that all houses, including those within the eastern part of the site, are designed so that the 'good standard' indoor levels from Table 5 of BS 8233 are met inside the proposed houses. Whilst it may be the case that noise levels in the front gardens of those houses exceed 55 dB (A), the Principal Environmental Protection

Officer is satisfied that noise levels in the rear gardens of those houses would not exceed 55 dB (A). It is within those rear gardens where residents would be most likely to relax and enjoy their homes. Given this, it would be unreasonable to require the applicant to provide suitable barriers to ensure that noise levels in the front gardens of the houses within the eastern part of the site do not exceed 55 dB (A).

To address comments from the Council's Environmental Protection Officer (Contaminated Land) in respect of contaminated land, a condition can be imposed on a grant of planning permission in principle for the proposed development requiring a contaminated land investigation be undertaken prior to the commencement of any development.

The requirement for the erection of a new school within the new local centre is established through the approved Development Framework. The principle of the provision of this new school is set out in the applicant's masterplan. The site of the proposed school lies on land in the ownership of the applicant. The applicant is willing to provide the land to ensure the delivery of the new school. This matter can be controlled by an agreement under the provisions of Section 75 of the Town and Country Planning (Scotland) Act 1997.

The Depute Chief Executive (Resources and People Services) advises that the cumulative effect of all the housing development proposed in the Wallyford area will be to generate pupil numbers that cannot be accommodated at the existing nursery school, primary school and the catchment secondary school. A projection of school rolls based on the number of houses likely to be brought forward by the proposed housing developments in the Wallyford area concludes that total house numbers and completion rates on the development site should be controlled to the 1050 houses applied for within the application site, with the annual rate of completion of those houses also being controlled. This can be exercised by conditions imposed on a grant of planning permission in principle for the proposed development of the site.

The Depute Chief Executive (Resources and People Services) further advises of the need for developer contributions of £8,233,666 towards the cost of building the new primary school and £2,175,945 towards the provision of additional accommodation at Musselburgh Grammar School, or, should the Council's current review of secondary school provision in the Musselburgh catchment result in the implementation of an alternative strategy, towards any subsequently redefined provision of secondary education within the Musselburgh secondary catchment area. Thus there should be a total developer contribution towards education provision of £10,409,611 (£9,914 per unit). Such developer contributions can be secured by an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The basis of this is consistent with the test of reasonableness of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Subject to the Council securing the appropriate developer contribution the proposal is consistent with Policy INF3 of the adopted East Lothian Local Plan 2008, which stipulates that new housing will only be permitted where the developer makes appropriate provision for infrastructure required as a consequence of their development. The applicant's agent has confirmed in writing that his client is willing to enter into such a Section 75 Agreement.

The approved Development Framework states that there is a developer contribution requirement to provide a new public library to meet needs arising as a result of this development. In her consultation response on the previous planning application 09/00222/OUT, the Council's Principal Libraries Officer advised of the need for a developer contribution of £870,674.70 towards the provision of a new library, including furniture and fittings but excluding stock. The Planning Committee resolved to grant

planning permission in principle 09/00222/OUT subject to the prior conclusion of a legal agreement to secure this financial contribution amongst other matters.

The Council's Service Manager for Customer Services has been consulted on the proposal the subject of this current planning application (Ref: 12/00924/PPM). She confirms that the current library in Wallyford is mainly used by children rather than adults. The new primary school would include within it a school library, which would be used by local children. This would be designed to be accessible by the local community, and so the option of community use of the school library can be explored. In light of this and having carefully reviewed the matter, the Council's Service Manager for Customer Services advises that it is no longer necessary for the developer to make a financial contribution in respect of providing a new public library.

The Council's Economic Development & Strategic Investment Manager advises that in accordance with the Council's affordable housing policy, 25% of the 1050 houses should be affordable housing units, i.e. a total of 263 affordable housing units. They should be provided on site or if it can be demonstrated to the Council that this, or the off-site provision of 263 affordable units is not practicable, a commuted sum payment should be made to the Council in lieu of such an on or off-site provision. The terms for the provision of this affordable housing requirement should be the subject of an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The basis of this is consistent with the tests of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Subject to the Council securing the affordable housing requirement the proposal is consistent with Policy H4 of the adopted East Lothian Local Plan 2008. The applicant's agent has confirmed in writing that his client is willing to enter into such a Section 75 Agreement.

The proposed development by its scale and prominent public location would have a significant impact on the local environment and thus in accordance with the requirements of Policy DP17 of the adopted East Lothian Local Plan 2008 it should incorporate artwork either as an integral part of the overall design or as a related commission. This can be secured by a condition on a grant of planning permission in principle for the proposed development.

SEPA advise that provision of an integrated sustainable urban drainage scheme (SUDs) must be agreed for surface water drainage arrangements based on CIRIA's SUDS manual. SEPA confirm that they are satisfied with the drainage proposals.

Scottish Water raise no objection to the principles of the proposed development. They advise of their statutory requirements for the servicing of the development. A copy of their comments has been forwarded to the applicant.

In view of the extensive coal mining activity that has previously been carried out on the site, the Coal Authority is pleased to note that the original Environmental Statement considers the need to ensure ground conditions were afforded due consideration. They raise no objection to the principles of the proposed development.

## RECOMMENDATION

It is recommended that planning permission be granted subject to:

1. A direction to substitute the period of 3 years referred to in Section 59(2)(a)(i) and (3) of the Town and Country Planning (Scotland) Act 1997 (as amended) with a period of 8 years.

2. The undernoted conditions.

3. The satisfactory conclusion of an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997, or some other legal agreement designed to:

(i) Secure from the applicant the provision of two community sports pitches, a four changing room facility and an allotment site;

(ii) Secure from the applicant the transfer to the Council, at no cost, of ownership of the Wallyford Community Woodland;

(iii) Secure from the applicant the provision of a commuted sum for the future maintenance of Wallyford Community Woodland for a 10 year period. The commuted sum shall also be sufficient to cover maintenance for a 10 year period of the two proposed community sports pitches and the open space that is immediately adjacent to it.

(iv) Secure from the applicant a financial contribution to the Council of £8,233,666 towards the provision of the new primary school and £2,175,945 towards additional secondary school accommodation at Musselburgh Grammar School or any subsequently redefined provision of secondary education within the Musselburgh secondary catchment area;

(v) Secure the provision of 263 affordable housing units within the application site or if it can be demonstrated to the Council that this, or the off-site provision of 263 affordable units is not practicable, to secure from the applicants a commuted sum payment to the Council in lieu of such an on or off-site provision;

4. That in accordance with the Council's policy on time limits for completion of planning agreements it is recommended that the decision should also be that in the event of the Section 75 Agreement not having been executed by the applicant, the landowner and any other relevant party within six months of the decision taken on this application, the application shall then be refused for the reason that without the developer contributions to be secured by the Agreement the proposed development is unacceptable due to insufficient future maintenance and ownership arrangements for, as relevant, Wallyford Community Woodland and the two proposed community sports pitches and the open space that is immediately adjacent to it, an insufficient provision of community sports pitches, related changing facilities and allotments, a lack of sufficient primary and secondary school capacity, and the lack of provision of affordable housing, contrary to the Council's Development Framework for the development that is titled Wallyford Settlement Expansion & Regeneration and, as applicable Policies INF3 and H4 of the adopted East Lothian Local Plan 2008.

- 1 The submission for approval of matters specified in conditions of this grant of planning permission in principle shall include details of the siting, design and external appearance of all the dwellings and other buildings, the means of access to them, the means of any enclosure of the boundaries of the site and the landscaping of the site and those details shall generally accord with the Indicative Master Plan and Masterplan Document docketed to this planning permission in principle, and shall address the following requirements:
- a. The provision within the application site of recycling facilities.
  - b. Other than in exceptional circumstances where the layout or particular building type does not permit, houses and flats shall be orientated to face the street.
  - c. Notwithstanding that shown in the Indicative Master Plan docketed to this planning permission in principle there shall be no integral garages, unless it can be justified as an exceptional design feature, or where the house and garage would not be on a primary street frontage;
  - d. The detailed design of the layout shall otherwise accord with the principles set out in the Council's Design Standards for New Housing Areas and with Designing Streets;
  - e. The external finishes of the residential units shall be in accordance with a coordinated scheme of materials and colours that shall respect the layout of the development and shall promote render as the predominant finish to the walls of the residential units.
  - f. Notwithstanding the details shown in the Indicative Site Master Plan referred to above, there shall be a separation distance of at least a 9 metres between the windows of a proposed new building and the garden boundaries of neighbouring residential properties; and a separation distance of at least 18 metres between directly facing windows of a proposed new building and the windows of existing or proposed neighbouring residential properties.
  - g. Details of the play area(s), including the equipment to be provided within it and a timetable for installation, shall be submitted to and approved in advance by the Planning Authority. The play area(s) shall be installed in accordance with the details so approved.
  - h. Parking for the residential and primary school components of the development hereby approved shall be provided at a rate as set out in the East Lothian Council's "Standards for Development Roads- Part 5 Parking Standards".
  - i. All access roads shall conform to East Lothian Council's "Standards for Development Roads" in relation to roads layout and construction, footways and footpaths, parking layout and number, street lighting and traffic calming measures.
  - j. Cycle parking shall be included at a rate of 1 space per flat. The parking shall be in the form of 1 locker per flat or communal provisions in the form of a lockable room or shed.
  - k. The provision of a vehicular access from the new distributor road to the site of the residential institution/ non-residential institution unit/ retirement homes use hereby approved.
  - l. The provision of pedestrian crossing points on Fa'side Avenue South to link the proposed new footpath behind the existing tree line to the existing footpath on the northern side of Fa'side Avenue South.
  - m. The provision of a 2 metres wide footway on the southern side of the A6094 road between the northern end of the existing footpath link that runs between between Fa'side Crescent/ Fa'side Avenue South and the A6094 road, and a point approximately 60 metres to the west of the new roundabout access on the north-western edge of the site, delineated as the 'Salters Road Access' on docketed drawing no. 08018 (00) 256.
  - n. The provision of a minimum of 135 parking spaces provided within the new local centre for non-residential use.
  - o. The provision of a 1.2 metre high wall along the northern boundary of the site.

**Reason:**

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

development and of the wider environment and in the interests of road safety.

- 2 The details to be submitted pursuant to condition 1 shall include a revised phasing plan. The revised phasing plan shall show the site being built out in an east to west direction with no housing being constructed within the west part of the site unless and until the distributor road has been completed. The revised phasing plan shall also accord with the following requirements:

(i) The traffic calming and environmental improvement works to be undertaken on Salter's Road must be completed prior to the commencement of development, unless otherwise approved by the Planning Authority following consultation with Transport Scotland.

(ii) Any improvements to the Wallyford and Dolphingstone interchanges as outlined in the transportation assessment to be undertaken prior to the commencement of development, unless otherwise approved by the Planning Authority following consultation with Transport Scotland.

(iii) Pedestrian links between each phase of development and the existing settlement to be provided prior to the occupation of the first dwelling house in each phase unless otherwise agreed with the local planning authority.

(iv) The supermarket(s) and local centre units must be complete and ready for letting by occupation of the 675th residential unit unless otherwise agreed with the local planning authority.

(v) The proposed school shall be completed and available for use prior to the occupation of the 300th house unless otherwise agreed with the local planning authority.

(vi) The distributor road shall be completed in its entirety within a period of two years from the date on which the 300th house is occupied.

(vii) No more than 600 units shall be accessed from the proposed eastern access junction at Strawberry Corner prior to the distributor road being completed and open to vehicular traffic.

(viii) The sports pitches, changing accommodation and allotments to be completed by occupation of the 675th residential unit unless otherwise agreed with the local planning authority.

(ix) The bus layover and passenger waiting facilities to be completed and available for use by occupation of the 675th residential unit unless otherwise agreed with the local planning authority.

(x) Improvements to the community woodland to be completed by occupation of the 675th residential unit or occupancy of the new primary school, whichever is first, unless otherwise agreed with the Planning Authority.

(xi) The eastern section of the distributor road between the Strawberry Corner access junction and the new primary school shall be finished to an adoptable standard with final surfacing prior to the first opening of the new primary school.

The phasing of the development of the site shall be carried out in strict accordance with the phasing plan so approved, unless otherwise approved in writing in advance by the Planning Authority.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the good planning of the site.

- 3 The development of the site shall conform with the minimum density requirements established for the identified development areas shown on docketed drawing no. 08018(00), as well as generally complying with the range of house types and sizes shown on the same drawing.

Reason:

To ensure compliance with the provisions of the development plan.

- 4 No more than 1050 residential units shall be erected on the site.

Reason:

To ensure that there is sufficient education capacity, to restrict the scale of development to that identified in the applicant's update to the Transport Assessment and to minimise interference with the safety and free flow of traffic on the trunk road.

- 5 Housing completions in any one year (with a year being defined as being from 1st April to 31st March the following year) shall not exceed the following completion rates:

Year 1- 120 residential units  
Year 2- 120 residential units  
Year 3- 120 residential units  
Year 4- 150 residential units  
Year 5- 150 residential units  
Year 6- 150 residential units

Year 7- 150 residential units  
Year 8- 90 residential units

If less than the specified number of residential units are completed in any one year then those shall be completed instead at Year 9 or beyond and not added to the subsequent Year.

Reason:

To ensure that the completion rate of residential development within the application site accords with the provision of education capacity.

- 6 Unless otherwise approved in writing in advance by the Planning Authority, the uses and unit sizes of the commercial units within the new local centre shall accord with the Local Centre table that is docketed to this planning permission in principle.

No more than 2731 square metres (gross) of the total gross floor space of the commercial units shall be used for convenience retail and no more than 603 square metres (gross) of the total gross floor space of the commercial units shall be used for comparison retail.

Reason:

In order to retain control over the format of retail and other commercial development in the interests of the vitality and viability of the new local centre.

- 7 No development shall take place until there has been submitted to and approved in writing by the Planning Authority a scheme of landscaping. The scheme shall provide details of : the height and slopes of any mounding on or recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 8 Prior to the commencement of development a long term landscape and habitat management plan shall be submitted to and approved in writing by the Planning Authority.

Reason:

To maximise the ecological potential of the proposed development.

- 9 Prior to the commencement of development a woodland management plan for the community woodland shall be submitted to and approved in writing by the Planning Authority. The plan shall further the value of the resource for biodiversity as well as people, and shall include the following measures:

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

The plan shall cover a 15 year period, to be split into 5 year periods, and shall include a timetable for implementation.

The requirements of the woodland management plan shall thereafter be carried out in accordance with the details so approved.

Reason:



To maximise the ecological potential of the proposed development.

- 10 A Green Travel Plan shall be submitted to and approved by the Planning Authority prior to the first use of any component of the mixed use development. The Green Travel Plan shall have particular regard to provision for walking, cycling and public transport access to and within the site, 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.

The Green Travel Plan shall thereafter be implemented in accordance with the details so approved.

Reason:

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

- 11 Prior to the commencement of development the findings of an independent road safety audit of the traffic calming and other environmental improvements of Salters Road shown on docketed drawing nos. 0645-LE-201 Rev B, 0645-LE-202 Rev B, 0645-LE-203 Rev B, 0645-LE-204 Rev A, and 0645-LE-205 Rev A shall be submitted to and approved in writing by the Planning Authority.

The traffic calming and other environmental improvements of Salters Road shall thereafter be fully undertaken in accordance with docketed drawing nos. 0645-LE-201 Rev B, 0645-LE-202 Rev B, 0645-LE-203 Rev B, 0645-LE-204 Rev A, and 0645-LE-205 Rev A and the approved findings of the independent road safety audit prior to the first occupation of any of the houses hereby approved.

Reason:

In the interests of road safety.

- 12 Prior to the commencement of development the findings of an independent road safety audit of the design of the environmental improvements of Inchview Road shown on docketed drawing no. 0645-LE-207 Rev A shall be submitted to and approved in writing by the Planning Authority.

Prior to the first occupation of the 675th house or occupancy of the new primary school, whichever is sooner, the environmental improvement of Inchview Road shall be fully carried out in accordance with docketed drawing no. 0645-LE-207 Rev A and the approved findings of the independent road safety audit.

Reason:

In the interests of road safety.

- 13 Unless otherwise approved in writing by the Planning Authority, the following transportation requirements shall have been undertaken prior to the occupation of the 675th residential unit or the occupation of the new school, whichever is the soonest:

a. A footpath, which shall include street lighting and which shall be made up to an adoptable standard, shall be formed through the community woodland in an east to west axis in the position that is indicatively shown on the masterplan docketed to this planning permission in principle.

Reason:

In the interests of road safety.

- 14 Prior to the commencement of development the findings of an independent road safety audit of the traffic calming and other environmental improvements of the new distributor road shown on docketed drawing nos. 0645-LE-101 Rev B, 0645-LE-102 Rev B, 0645-LE-103 Rev B, and 0645-LE-104 Rev B shall be submitted to and approved in writing by the Planning Authority. The audit shall include all access junctions, bus stops, raised tables, and signalised junctions/ crossing points. It shall include details of safe crossing locations for pedestrians travelling to and from the new Town Centre in a north to south direction.

The traffic calming and other environmental improvements of the new distributor road shall thereafter be fully undertaken in accordance with docketed drawing nos. 0645-LE-101 Rev B, 0645-LE-102 Rev B, 0645-LE-103 Rev B, and 0645-LE-104 Rev B and the approved findings of the independent road safety audit prior to the whole of the new distributor road being opened to vehicular traffic.

Reason:

In the interests of road safety.

- 15 A monitoring program of traffic flows on Salters Road and the new distributor road shall be put in

place to ensure that the deflection measures are operating to the satisfaction of the Planning Authority. Traffic count surveys shall be completed on occupancy of the 175th unit, the 450th unit, the 675th unit, and on completion of the development. The findings of the traffic count surveys shall be submitted to the Planning Authority within a period of two months from the date of the traffic count, unless otherwise approved in writing by the Planning Authority.

Reason:

In the interest of road safety.

- 16 No development shall take place until there has been submitted to and approved in writing by the Planning Authority full details of the bus gate, including a timetable for its installation and proposals for its future maintenance, that is to be installed between Inchview Road and the new local centre. The bus gate shall thereafter be installed in accordance with the details so approved.

Reason:

In the interests of road safety.

- 17 No development shall take place until the applicant has submitted to and approved in advance a signage strategy for the application site. The strategy shall identify and promote key pedestrian, cycle and vehicle routes to and from the new local centre from both the existing settlement of Wallyford and from the other components of the mixed use development hereby approved.

Reason:

In the interests of encouraging sustainable travel patterns in respect of the mixed use development.

- 18 A Construction Method Statement to minimise the impact of construction activity on the amenity of the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Construction Method Statement shall recommend mitigation measures to control noise, dust, construction traffic and shall include hours of construction work. It shall also address the temporary measures proposed to deal with surface water run off during construction in accordance with the requirements of the Water Environment (Controlled Activities) (Scotland) Regulations 2005 and General Binding Rules. The Construction Method Statement shall also make recommendations in respect of how pedestrians and school children can safely access the new school during construction works. These recommendations shall include the eastern section of the distributor road and footpaths from the new Strawberry Corner access being finished to an adoptable standard with final surfacing prior to the opening of the new school.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development.

Reason:

To minimise the impact of construction activity in the interests of the amenity of the area.

- 19 The details to be submitted pursuant to condition 1 above shall include full details of all noise mitigation measures. These shall be based on the mitigation measures identified in the docketed Noise and Vibration report and shall be designed so that the 'good standard' indoor levels from Table 5 of BS 8233 Sound Insulation and Noise Reduction for Buildings- Code of Practice are met inside the proposed residential units. The mitigation measures shall include the erection of an acoustic barrier along the southern boundary of the site. The details to be submitted shall also include a timetable for the implementation of all of the proposed noise mitigation measures.

Development shall thereafter be carried out in accordance with the details so approved.

Reason:

To ensure an appropriate level of acoustic screening in the interests of the amenity of the future occupants of the site.

- 20 Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the Planning Authority. The scheme, which shall include a detailed gas survey (long term monitoring) and a detailed groundwater monitoring exercise, 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.

Before any of the buildings 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 any of the buildings.

21 No development shall commence unless and until the following requirements have been met:

a. the existing 30 miles per hour speed limit has been extended along the frontage of the site on the A199 road from the existing 30 mph limit at Wallyford Toll, up to the eastern side of the proposed new access at Strawberry Corner; and

b. the existing 30 miles per hour speed limit has been extended along the frontage of the site on Salter's Road from the existing 30 mph limit at Fa'Side Crescent, up to the western side of the proposed new access on the A6094 road.

Details of the proposed extension to the existing 30 miles per hour speed limit shall be submitted for approval by the Planning Authority. These measures shall be implemented in accordance with the details as approved by the Planning Authority.

Reason:

In the interests of road safety.

22 The proposed eastern and western vehicle site accesses shall be designed in accordance with the Design Manual for Roads and Bridges, Volume 6. An independent road safety audit shall be undertaken (and submitted to the Planning Authority for approval) for the final design drawings of the those two site accesses.

Development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of road and pedestrian safety.

23 There shall be no commencement of development unless and until:

a) proposals for the alteration and re-activation of the existing traffic signal installation at the A1/A6094 junction have been approved in writing with the Planning Authority, in consultation with Transport Scotland; and

b) revised signal timing plans for the existing traffic signal installation at the A1/A199 junction have been submitted and approved in writing with the Planning Authority, in consultation with Transport Scotland.

The details to be submitted shall include a timetable for their implementation.

Development shall thereafter be carried out in accordance with the details so approved.

Reason:

To mitigate the adverse impact of the development on the safe and efficient operation of the trunk road.

24 No development shall take place until the applicant has, through the employ of an archaeologist or archaeological organisation, secured the implementation of a programme of archaeological work on the site of the proposed development in accordance with a written scheme of investigation which the applicant will submit to and have approved in advance by the Planning Authority.

Reason:

To facilitate an acceptable archaeological investigation of the site.

25 No residential unit shall be occupied unless and until details of artwork to be provided on the site or at an alternative location away from the site have been submitted to and approved by the Planning Authority and the artwork as approved shall be provided prior to the occupation of the final residential unit approved for erection on the site.

Reason:

To ensure that artwork is provided in the interest of the visual amenity of the locality or the wider area.

26 Surface water from the application site shall be treated in accordance with the principles of the SUDS Manual (C697), which was published by CIRIA in March 2007.

Reason:

To ensure that the drainage scheme complies with best SUDS practice to protect nearby watercourses and groundwater.

*Please note that the remainder of pages relating to this item have been removed as they contain personal information (for example - names and addresses of people that have made representation)*