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Additional information:

To be read in conjunction with report to Council, 28 March 2017 - Proposed Local Development Plan: Schedule 4 Representation Responses for Submission to Scottish Ministers, Appendix 3. The numbered lists correspond to the individual representations.

Authorised By	Douglas Proudfoot
Designation	Head of Development
Date	21/03/17

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Proposed East Lothian Local Development Plan Schedule 4 Representation Responses

Please refer to Appendix 3 of the report to Council on 28 March 2017: Proposed Local Development Plan: Schedule 4 Representation Responses

http://www.eastlothian.gov.uk/meetings/meeting/5908/east_lothian_council

Each Schedule 4 document lists at the beginning who made representations on that subject. Each individual representation has a reference number which corresponds to the file numbers of the original representations.

For further information or advice, please contact:

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Our ref: LDP/ELOTH
Our Case ID: 201603316
4 November 2016

Dear Mr McFarlane

**Planning etc. (Scotland) Act 2006
East Lothian Council - Local Development Plan (Proposed Plan)**

Thank you for your consultation which we received on 15 September about your council's Local Development Plan (LDP) Propose Plan (PP) and its Environmental Report (ER). We have reviewed these documents in relation to our main area of interest for the historic environment. The first part of this response relates to the Plan, with part two focusing upon its environmental assessment.

As a general note on the LDP and ER, we would advise that every effort is made in future documents to update any references to Historic Scotland, SHEP, or the Historic Scotland website. We have identified any specific instances of this where possible, but cannot be certain that this includes them all.

Part 1: Proposed Plan

We have one representation to make to the Proposed Plan, in relation to the allocation of land at Howe Mire (PROP MH13). We are seeking modification of paragraphs 2.38 – 2.40, in the form of the removal of this allocation from the plan. We have submitted this representation online via the consultation portal, and a text copy is included as [annex 3](#) to this letter

The [details of this representation](#) are also given in this letter, in order that it forms a full response. This, and our other comments on the LDP, are included as [annex 1](#) to this letter.

Part 2: Environmental Report

Our comments on the ER and other documents for consultation are included as [annex 2](#) to this letter.

None of the comments contained in this letter constitute a legal interpretation of the requirements of the Environmental Assessment (Scotland) Act 2005. They are intended rather as helpful advice, as part of our commitment to capacity-building in SEA.

We hope this is helpful. Please contact us if you have any questions about this response. The officer managing this case Ruth Cameron, who can be contacted by phone on 0131 668 8657 or by email on ruth.cameron@hes.scot.

Yours sincerely

Ruth Cameron
Historic Environment Scotland

ANNEX 1: LOCAL DEVELOPMENT PLAN

SPATIAL STRATEGY

In this section, we have given comments on the allocations in the plan which have the potential to have significant impacts on our historic environment interests. While we have reviewed all the allocations in the plan, we have not commented on all, as we do not consider all to have the potential for significant impacts.

Our comments are structured as follows: comments on the proposed plan allocation; comments on the assessment given in the ER; details of our assessment, where it differs or is more detailed; advice on the development brief, where relevant. We hope that this format allows a clear line of sight between the potential impacts and any mitigation that can be achieved through the development briefs.

Our more general comments on the ER are given separately in the section on site assessments within the section of this letter entitled '[Environmental Report](#)'.

Musselburgh Cluster

Allocations within Pinkie Battlefield

There is only one allocation in this cluster which we do not support (MH13 – Howe Mire). This is because of potential impacts on Pinkie battlefield. However, there are a substantial number of other allocations which also have the potential to impact on this nationally important heritage asset.

While we consider it possible to mitigate these impacts in the majority of individual cases, the cumulative impacts of allocations in this area needs to be considered in a strategic fashion. It is therefore important that, if any allocations within the battlefield are to be added to the plan in response to representations, detailed consideration is given to these impacts.

We would have particular concerns about the cumulative impacts on the battlefield landscape if the allocations at Howe Mire (Plan Reference MH13), Goshen Farm (ER Reference PM/MH/HSG037) and the Loan, Musselburgh (ER Reference MIR/MH/HSG133) were all to be included.

There are other allocations which are smaller, or more peripheral to the battlefield, which also may have an incremental impact on its landscape and special qualities. These include MH8 at Levenhall (which sits within the larger allocation of Goshen Farm) and MH15 at Whitecraig North. Whilst we are content that these allocations in isolation do not have significant impacts which cannot be mitigated, we do consider them to contribute to an overall cumulative impact.

It is likely that the forthcoming supplementary planning guidance on battlefields will be helpful in addressing these issues. However, at this stage, the draft guidance has not been included with the proposed plan consultation for comment. We would be happy to discuss this further in due course. For information, Historic Environment Scotland's guidance note on Historic Battlefields has recently been updated, and can be accessed online [here](#).

We advise that if any alterations to the spatial strategy are being undertaken in this area, due consideration is given to their potential cumulative impact. We would recommend that our previous advice on allocations not currently in the plan is given appropriate weight. We would welcome the opportunity to comment on any such alterations should they come forward.

Our allocation specific advice for this cluster is given below, including the proposed plan allocations referred to above.

MH2 – Land at Old Craighall Village

This site is allocated for 100 homes. The category A listed Old Craighall, Old Craighall Road, Monkton House, Stable With Sundial (LB10919) is located to the south of the allocation boundary.

The ER (reference PM/MH/HSG056) states that HES may object on the basis of the potential impact on the setting of Monkton House. This advice is in fact related to a previous boundary, which extended into the field immediately to the north-east of the listed building. As this has now been altered, we are content that such impacts are less likely to be significant for our interests. However, we would recommend that the safeguarding of the setting of this heritage asset should be a consideration in the development of a masterplan for this site.

MH5 – Edenhall Former Hospital

This site is allocated for circa 100 homes. It contains a number listed buildings associated with the hospital, and lies within the Battle of Pinkie Battlefield.

We welcome the fact that the mitigation of impacts on the listed buildings in the site is identified as a fundamental issue for this allocation in the ER (PM/HM/HSG113). We are content that the agreed design guidance is likely to be effective in mitigating these impacts. Consideration should also be given to the potential for impacts on remains associated with the battle of Pinkie, and the setting of nearby scheduled monument, one of which has recently been rescheduled and now extends to land south of the allocation (Catherine Lodge, Roman settlement & field system 205m NNW to 585m SE of, SM 3612).

MH6 – Pinkie Mains

Land at Pinkie Mains was allocated through the 2008 Local Plan for mixed use development including approximately 450 homes. The site is located within Pinkie Battlefield, and as such, any proposed development must be in line with national and local policy on battlefields.

We note that the outline planning permission was applied for prior to the national inventory of battlefields being put in place. We advise that there is the potential for archaeological remains associated with the battle in this area. The council's archaeological advisor will be able to provide advice on mitigation strategies for this impact.

We note that this site has not been assessed in the ER. As the national inventory of battlefields was not in place in 2008, no SEA of this impact has previously been undertaken, and we have commented on this issue in the [section below](#) relating to the ER.

MH7 – Pinkie Mains

This allocation for 130 homes forms an extension to the allocation at Pinkie Mains (MH6) and was identified in the 2008 Local Plan. The site is located within Pinkie Battlefield, and as such, any proposed development must be in line with local and national policy on battlefields.

As the national inventory of battlefields was not in place in 2008, no SEA of this impact has previously been undertaken. We therefore welcome the fact that this potential impact is acknowledged in the Environmental Report. We advise that there is the potential for archaeological remains associated with the battle in this area. The council's archaeological advisor will be able to provide advice on mitigation strategies for this impact.

MH8 - Levenhall

Land at Levenhall is allocated for circa 65 homes. This allocation is located within the Battle of Pinkie battlefield.

The ER (reference PM/MH/HSG002) acknowledges that this area makes some contribution towards the appreciation of Pinkie battlefield's landscape characteristics, and identifies a requirement for mitigation through design. It also identifies a need to secure evaluation and mitigation of impacts on in situ remains. We are content that should this be secured, significant impacts on the battlefield can be mitigated.

We note that the development brief for this allocation does not reflect the assessment in the ER or our previous advice. We recommend that this is updated, to reflect the battlefield as a key issue in the design and implementation of development in this area.

MH10 & MH11 – Dolphingstone

This site is allocated for circa 600 homes forming a further expansion of Wallyford. It was not included in the Main Issues Report (MIR) of the LDP. The site lies within Pinkie battlefield, and is in close proximity to the category A listed Dolphingstone Dovecot (LB17553).

The ER (reference PM/MH/HSG008) identifies potential impacts on the setting of the dovecot. We consider that this impact has the potential to be significant if not mitigated through design. We are content to agree that any impacts on Pinkie battlefield are unlikely to be significant for our interests.

The development brief currently makes no reference to safeguarding the setting of Dolphingstone Dovecot. We recommend that this is updated, and that consideration should also be given to the inclusion of provision for repair and conservation of this heritage asset.

MH12 - Barbachlaw

Land at Barbachlaw is allocated for 94 homes and a stadium. This is in line with current planning permission for part of the land within the boundary. The site was allocated in the MIR as a preferred site. The land in the north west of this allocation has no extant planning permission. The site is entirely within Pinkie battlefield.

The ER assesses the impact of development in this location in combination with allocation MH13, under the reference PM/MH/HSG067. We therefore consider that this assessment does not entirely reflect our previous advice on this allocation in isolation. In particular this relates to the statement in the assessment that development in this area would raise issues of national significance, which we consider may not be the case for this allocation.

We consider the area at Barbachlaw to make a significant contribution towards the understanding of the battle of Pinkie's landscape characteristics, as well as having the potential for in situ remains of battle. We would recommend that mitigation of impacts on these factors is given due consideration in the approval of matters specified in conditions for the planning application area, and in any design proposals coming forward for the area in the north west of the allocation.

Without the mitigation of impacts on the battlefield as identified above, there is the potential for development in this area to have a significant adverse impact on the nationally important battlefield. In light of this, we would welcome the opportunity to comment on any such details as they come forward.

MH13 – Howe Mire

This site is allocated for circa 170 homes with additional potential for employment uses. It was included as an 'other' option in the MIR. It is located within Pinkie battlefield. The proposed plan document states that there would be a requirement to demonstrate that the land can be developed in line with Policy CH5. It is difficult to see how this would be possible, given the sensitivity of the site and the level of development proposed and that the principles in Policy CH5 are consistent with those set out in SPP. In light of this we consider that the impacts of such development would not be in line with SPP policy 149 which states that planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields. It is on this basis that Historic Environment Scotland is seeking the removal of this allocation from the Local Development Plan.

The Inventory of Historic Battlefields states that the battle of Pinkie was fought in the open fields spread between Inveresk, Musselburgh, Wallyford and the A1. This therefore identifies the allocation as part of the land where the main engagement took place. In an area of engagement such as this, there is the potential for archaeological remains of the battlefield to exist, and these could be significantly adversely impacted by development.

This area also makes a significant contribution to modern understanding of the battlefield landscape. This area is open and flat, set against the higher ground to the south. Much of action of the battle of Pinkie was focussed on attempts to take control of this higher ground. This currently undeveloped open area is an unusual survival for a battlefield in a peri-urban area such as this. It is possible to read in the modern landscape the main areas of manoeuvring and combat, and to understand how these were influenced by the topography of the battlefield.

Given the sensitivity of this area, we do not consider it appropriate for urban development. Building over the currently open fields would significantly impact on the existing battlefield landscape characteristics such that it would be contrary to SPP policy 149. As noted, the proposed local development plan policy for the protection of battlefields is consistent with the principles set out at national level in SPP. On this basis, we consider that there is no clear reasoning within the plan to demonstrate that the inclusion of this site outweighs national policy for the historic environment.

It is also possible that, depending on the level of as yet unknown archaeological remains in the area, it would have a similarly significant impact on the special qualities of the battlefield. The landscape characteristics and special qualities of inventory battlefields are given equal protection in local and national policy.

The development brief in its current form makes no reference to the battlefield, and therefore does not reflect our previous advice, or the assessment as provided in the ER. We note, in particular, that it identifies an area for employment development in the south west of the allocation. Buildings of an industrial scale in this part of the allocation are likely to separate this land from the rest of the battlefield, and this would be of particular concern. The development brief therefore currently reflects no consideration of this nationally designated heritage asset.

The ER (reference PM/MH/HSG067) identifies potential impacts on the battlefield both on understanding of the battlefield landscape, and on potential archaeological remains. This impact has been scored as negative. We consider it has the potential to be very negative. The text also states that the site submission proposed a 'battlefield monument'. Whilst no comment is made on this in the ER, we would like to clarify that we consider this to be purely compensatory, and not effective mitigation of these potential impacts.

MH15 – Whitecraig North

Land at Whitecraig North is allocated for around 200 homes. It was identified in the MIR as an alternative option. It is located within Pinkie Battlefield.

The assessment in the ER (given as reference PM/MH/HSG055) shows a boundary which extends both to the north and to the east of the site as allocated in the proposed plan. The references to a proposed scheduled monument in the assessment are therefore not relevant – the site (Monktonhall Junction, Neolithic cursus 150m N of Whitecraig – SM13318) is now scheduled, but

not within the allocation area. Impacts on its setting should be considered in the design and layout of any proposed development in this area.

The ER recognises that this area lies in a part of Pinkie battlefield which makes a contribution towards both its landscape characteristics and special qualities. There is the potential for impacts on in situ remains of battle, and further information is required to assess this. Evaluation should therefore take place before any detailed proposals are produced. The results of this should be used to inform a masterplan for the site.

Without the mitigation of impacts on the battlefield as identified above, there is the potential for development in this area to have a significant adverse impact. We would welcome the opportunity to comment on any proposals for this area at the earliest possible stage of the planning process.

Prestonpans Cluster

PS1 – Longniddry

Land at Longniddry South is allocated for a settlement expansion of around 450 homes and associated employment land. The allocation contains a number of listed buildings, and is adjacent to Gosford House Garden and Designed Landscape.

The ER (reference PM/PP/HSG050) identifies the requirement to minimise the impact on the setting of the listed buildings within the site. Reference is also made to the proximity of Gosford House designed landscape, though no mitigation is suggested. We note that the boundary in the ER shows a previous version of this allocation, in which there is a greater distance to the designated area of the designed landscape.

We welcome that the development brief identifies a need to retain the listed buildings in the boundary, and safeguard their setting. This is in line with HES's previous advice and the assessment of impacts in the ER. We recommend that the development brief should also reflect advice previously given in regard to Gosford House designed landscape, particularly as alterations to the boundary have increased the possibility for impacts on the setting of this asset. It is likely that such impacts can be mitigated through consideration of the design and density of the development.

PS2 – Land at Dolphingstone North

This site is allocated for 140 homes, in line with approved planning permission. It is located within Pinkie Battlefield, and adjacent to scheduled monument SM10373 – South Lodge, enclosure 200m SE of.

The ER (reference PM/PP/HSG009) identifies potential impacts on the landscape characteristics and special qualities of Pinkie Battlefield. We are content that impacts on the battlefield landscape are likely not to be significant for our interests. A mitigation strategy for the potential impacts on the special qualities of the battlefield, including any archaeological remains, should be agreed with the council's archaeological advisors. To avoid any direct impacts on the adjacent scheduled monument, it should be secured during construction works by a barrier or similar demarcation. Significant impacts on its setting appear unlikely.

EGT1 – Former Cockenzie Power Station

This site is safeguarded as a site for future thermal power generation and Carbon Capture and Storage. The site is located within Prestonpans battlefield, and a scheduled monument is located within the boundary (Seton West Mains, enclosures 300m SW of (SM5687).

The ER (reference PM/PP/OTH001) acknowledges that the southern part of the allocated area makes a contribution to the understanding of Prestonpans battlefield, and states that the development options study does not propose development in this area. We would advise that any development proposals should also avoid impacts on the scheduled monument and its setting, and future management of the monument within the development should be addressed. These issues should be reflected in the emerging masterplan, and we welcome the opportunity to contribute to this ongoing process as a key agency.

Blindwells Development Area

BW1 – Blindwells

Land at Blindwells is allocated for mixed development including circa 1600 homes. Historic Scotland has previously given comments on a planning application in principle for development in this location. The site is located within Prestonpans Battlefield.

The ER assessment for this site is given under reference PM/TT/OTH103, which also includes the proposed safeguard area BW2, and additional land to the north of the BW2 allocation. The assessment therefore identifies impacts which may already have been mitigated at least partially through exclusion from the allocation. It also identifies impacts which are relevant only to the BW2 allocation.

We consider the key potential impact from development within the BW1 allocation for our interests to be the impacts on the landscape characteristics of the battle of Prestonpans. There is an Adopted Development Framework for this area which considers this potential impact. We are content that this presents appropriate mitigation for our interests.

BW2 – Blindwells Expansion Area

This area of land is safeguarded for a potential expansion of the Blindwells new settlement. The current safeguard area includes a number of scheduled monuments and listed buildings, and also, in combination with the allocation of BW1, has the potential to impact on the setting of the category A listed Seton Castle and its associated Inventory Garden and Designed Landscape.

The ER assessment for this site is given under a number of references, which either cover only part of the site, or a greater extent than the site (PM/TT/OTH103; PM/TT/HSG004; PM/TT/HSG013; PM/TT/OTH003). These assessments on aggregate identify potential impacts on all of the heritage assets identified above, and also impacts on sites now no longer within the proposed boundary.

The Council intends to prepare a Design Framework for the entire Blindwells Development Area (BW1 and BW2). We recommend that the issues identified above are given consideration in this process. We would welcome the opportunity to contribute to the development of this Framework.

Tranent Cluster

TT5 – Bankpark Grove

Land at Bankpark Grove, Tranent, is allocated for circa 80 homes. It is located within Prestonpans Battlefield, and adjacent to Tranent Conservation Area.

The ER (reference PM/TT/HSG076) identifies potential impacts on these heritage assets. We welcome the fact that advice previously given by Historic Scotland is reflected in the assessment. This includes consideration of the setting of the B listed parish church. Impacts are also identified on Prestonpans battlefield, as the area is recognised in the assessment as the site of the initial Jacobite line, which makes a contribution to the understanding of the battlefield landscape, particularly in terms of the existing topography.

This part of Tranent sits on a high ridge. The inventory entry for Prestonpans battlefield identifies it as a location occupied by the Jacobites prior to the battle. This allowed the Jacobites a view over the low coastal plain where the battle was fought. As this spatial relationship can still be understood, it contributes to an understanding of the landscape characteristics of the battlefield, and how the topography of the area influenced it events.

There should therefore be a focus on avoiding significant changes to the topography of the area, in order to be in line with national and local policies protecting the landscape characteristics of Prestonpans battlefield. Potential mitigation may include only allowing low level housing, and avoiding significant landscaping works. There is also the potential for impacts on archaeological remains associated with the battle in this area. The council's archaeological advisor will be able to provide advice on potential mitigation of impacts on archaeology.

A development brief has been provided. This currently makes no reference to cultural heritage issues. This should be updated to reflect the assessment given in the ER, and our advice as above. It should include consideration of impacts on the conservation area and B listed parish church, as well as Prestonpans Battlefield. We would be happy to comment on an updated development brief when this is available.

TT12 – Woodhall, Wester Pencaitland

This site is allocated for around 16 homes. It is adjacent to Pencaitland conservation area. We note that this is considered in the ER (reference PM/TT/HSG102), but not reflected in the development brief for the site. We recommend that this is amended.

TT14 – Parkview, Easter Pencaitland

This site was allocated in the 2008 Local Plan for 30 homes, and has now been extended to 55 homes. It is located within Winton house Garden and Designed Landscape, and Pencaitland conservation area.

The ER (reference PM/TT/HSG111) acknowledges that sensitive design will be required to minimise impacts on Winton House GDL and the setting of a number of listed buildings as well as the conservation area.

We welcome the fact that these issues have been given due consideration in the development brief for this allocation, and that the guidance is in line with our previous advice. We consider the key points identified to be appropriate, and likely to be effective in mitigating in any significant impacts.

TT16 – Dryden Field, East Saltoun

This land is allocated for around 75 homes. It is within Saltoun Conservation Area.

The ER (reference PM/TT/HSG012) recognises that development in this area would have the potential to fundamentally change the character of the conservation area, and reflects HES advice to mitigate this through a design strategy development in conjunction with a conservation area appraisal.

The development brief does not reference the conservation area. We recommend that this is altered to reflect a conservation area appraisal. This would be in line with the ER and our previous advice.

Haddington Cluster

HN1 – Letham Mains

This site was allocated through the 2008 Local Plan for mixed use including 750 homes. The council is minded to grant a planning application including 800 homes on this site. The site contains a scheduled monument, Spottiswoode, enclosure 145m SSW of (SM6394).

The ER (reference SDP/HN/HSG001) states that the existing development framework and current masterplan layout safeguard the setting of the scheduled monument and address potential impacts on its site and setting. We are content to agree that any such impacts are not likely to be significant for our interests, as long as the previously agreed principals are taken forward. These are:

- The scheduled monument should be demarcated and fenced off before works start on site.
- The preservation of the scheduled monument within open grass should be secured in any future management scheme.
- There should be no tree or shrub planting within the scheduled area or within 20m of the scheduled monument boundary.

Dunbar Cluster

DR1 – Halhill South West

The capacity for approximately 500 homes is identified in the area at Halhill South West. This is in line with the allocation in the 2008 local plan, and approved planning permissions for a large proportion of the land. The site is located within Dunbar II Battlefield, and as such, any proposed development must be in line local and national policy on battlefields.

We note that the outline planning permission was applied for prior to the national inventory of battlefields being put in place. Historic Environment Scotland has therefore not previously been consulted on this potential impact. We advise that there is the potential for archaeological remains associated with the battle in this area. The council's archaeological advisor will be able to provide advice on mitigation strategies for this impact.

We note that this site has not been assessed in the ER. As the national inventory of battlefields was not in place in 2008, no SEA of this impact has previously been undertaken, and we have commented on this issue in the section below relating to the ER.

DR5 – Land at Newtonlees

This mixed use allocation includes circa 250 homes, as well as employment or community uses. It is located within Dunbar II battlefield and adjacent to Broxmouth Park Garden and Designed Landscape.

The ER (reference SDP/DR/HSG008) concludes that significant impacts on these heritage assets are unlikely. We are content to agree with this conclusion, although we would recommend that impacts on long views from Broxmouth Park are considered in the development of a masterplan for this site, so that any potential impacts can be mitigated through design.

DR7 – Land at Spott Road, Dunbar

Land at Spot Road has been allocated for employment uses. This site was allocated through the previous Local Plan in 2008. It is located within Dunbar II battlefield, and in close proximity to Broxmouth Park Garden and Designed Landscape.

The ER (reference PM/DR/OTH010) identifies potential for impacts on the setting of Broxmouth Park. We are content that such impacts could be mitigated through design. It is not clear from the assessment what level of impacts are expected on Dunbar II battlefield, as it is only stated that this area is removed from the main area of battle. We would note that this does not preclude the possibility of impacts on the heritage asset, as the development would lie within its boundary. We consider that while it is likely that development could take place in this location without significant impacts, further assessment is required to confirm this. We consider this impact to be uncertain.

We welcome the fact that the development brief recognises a need to avoid the use of large scale or taller buildings in the more elevated areas of the site. This is likely to contribute to the avoidance of impacts on Broxmouth Park. We would advise that explicit reference is given to this in the development brief. We would also recommend that reference is made to possible requirements to mitigate any significant impacts on Dunbar II battlefield in this document.

North Berwick Cluster

NK1 – Mains Farm

This site has been allocated by the previous plan for mixed use development including circa 420 homes, and a masterplan and planning application have been approved by the council. The site is in the vicinity of the scheduled monument North Berwick Law, fort, hut circles & enclosures (SM3863).

There is the potential for impacts on the setting of the above scheduled monument. While we consider that the current proposals are unlikely to cause significant effects for our interests, we have some concerns about potential cumulative impacts from any future proposed development. This would be of particular significance were any development to be proposed further to the east of the allocated area, where it would start to encroach upon the land closer to Berwick Law.

NK10 – Aberlady West

This site is allocated for circa 100 homes. It is adjacent to Aberlady conservation area, and Gosford House Garden and Designed Landscape lies to the south.

The ER (PM/NK/HSG116) acknowledges potential impacts on both of these heritage assets, and takes forward advice from HES on potential mitigation. This includes maintaining a buffer between the edge of development and Gosford House, as well as consideration of the potential impact on the GDL and conservation area of building up to the identified curved boundary, which would alter the settlement pattern.

We welcome the fact that the development brief recognises the conservation area as a consideration. We would recommend that the Gosford House designed landscape is also identified in this document, and that the assessment as given in the ER as above is reflected in the recommendations.

NK11 – Castlemains Dirleton

This land is allocated for around 30 homes. It is located less than 100 metres from Dirleton Castle, which is a scheduled monument, and property in care of Scottish Ministers. It is also designated as a category A listed building and inventory garden and designed landscape. The allocation lies within Dirleton Conservation Area.

The ER (PM/NK/HSG048) identifies the potential for significant impacts on the setting of Dirleton Castle. It also identifies the potential for a fundamental change in the character of the conservation area.

The development brief identifies appropriate and effective mitigation measures for impacts on the setting of Dirleton Castle. We are content that development proposals following these key points would be likely to be able to mitigate significant adverse impacts. We note that no reference is made to the conservation area in this document, and would recommend that this is updated, with reference to a completed conservation area appraisal.

Without the mitigation of impacts on the Dirleton Castle as identified in the development brief, there is the potential for development in this area to have such a significant adverse impact that we may object a planning application which did not correspond to the brief in its current form. We would welcome the opportunity to comment on any proposals for this area and to provide advice for our remit at the earliest possible stage of the planning process.

Open Space and Play Provision

OS 5 – Potential Cemetery Extensions

Whilst these sites, by their nature, are unlikely to have significant impacts on our interests, we have previously given some advice on three allocations. We are content that this is appropriately reflected in the ER, and that if these considerations are taken forward in design, there will not be significant adverse impacts on our interests.

POLICIES

Cultural Heritage Policies

We welcome the wording and detail provided in the suite of cultural heritage policies. I note that our previous comments and feedback have been recognised. We consider the alterations made to have clarified a number of the policies, and we are content that they are in line with national policy for the historic environment. Our current comments are therefore focussed on areas we have not previously commented on in detail.

Development Affecting Conservation Areas

We welcome the fact that the LDP includes (at 6.44) an undertaking to replace conservation area character statements with character appraisals and management plans. This is reflected in the draft action programme (Local Plan Policies and Proposals, CH2 – p. 48). We would be happy to comment on draft appraisals as they come forward.

Demolition of Unlisted Buildings

We welcome the fact that it is stated that there will be a presumption of retention of buildings which make a positive contribution to a conservation area. We consider the wording of 6.46 very clear in explaining policy CH3. In particular, we consider the parallel acknowledged with listed buildings to be helpful in acknowledging the preference for retention and reuse.

Planning for Cultural Heritage

Technical note 13 also deals with the suite of cultural heritage policies. We have not provided detailed comments on this document as its intended audience is not clear, and therefore we are uncertain what level of details is to be provided.

Purely for information, the document identifies a requirement to consult HES on planning applications which may affect gardens and designed landscapes included in the national inventory. It should possibly be noted that there is a similar consultation requirement for applications affecting scheduled monuments and their setting, category A listed buildings and their setting, and battlefields included on the inventory.

Other Policy Areas

Policy DC5

I note that the policy on enabling development identifies reasons for supporting housing in the countryside. We welcome the fact that amongst these is the restoration of listed buildings or other designated features.

The policy notes that enabling development will fund the restoration of an asset. We would recommend that a clear statement is made that it should be the only option to save an asset from loss or potential loss.

We welcome the acknowledgement of the requirement to protect the setting of cultural heritage assets in this policy. The policy also states that enabling development must be on the same site as the main proposal. This may limit the possibilities of protecting or enhancing the setting of an asset, and we would therefore recommend that this is altered or clarified.

We would consider it helpful if paragraph 5.12 of the plan were altered to acknowledge the above concerns.

ANNEX 2: ENVIRONMENTAL REPORT AND OTHER DOCUMENTS

ENVIRONMENTAL REPORT

Our detailed comments on site assessments given in the ER are given in the section of the letter on allocations.

Mitigation of Cultural Heritage Impacts

As a general point in the assessment of impacts on cultural heritage, I note that the cultural heritage policies are identified as mitigation in all instances. We are content that this is appropriate, as the policies outlined in the plan are likely to provide protection against significant impacts. The exception to this is policy DC5: Housing as enabling development. As this is currently worded, it is possible that it will not effectively mitigate against impacts on cultural heritage in some instances. However, if alterations are made to this policy ([as suggested above](#)) this would be likely to increase the level of mitigation offered for our interests.

Site Assessments

General Comments

We welcome the detailed level of assessment provided for sites in the ER, and the inclusion of sites which have not been taken forward as preferred options. This is useful in providing a comparative assessment of reasonable alternatives. It has been very helpful to have had the early opportunity to comment on allocations at previous stages, prior to the publication of the PP.

The narrative sections of the assessment are helpful in supporting the conclusions drawn on levels of impact. We welcome the instances where our previous comments have been carried forward into the text of the assessment.

Consistent reference is made throughout the assessment to the protection of setting as well as cultural heritage assets themselves. The methodology is therefore in line with local and national policy, which reflects these considerations. This is also reflected in the individual assessments

Where relevant, we have included detailed comments on individual assessments above in the section on spatial strategy. Our more general comments on methodology and the scope of the assessment are given here.

Scoring of Individual Allocations

As a general point, where two values for impact have been identified, it may be helpful to explain this in the text, where possible. This is particularly the case where impacts on multiple different designations are identified in the text.

It would perhaps also have been helpful to have further narrative to explain instances where allocations with the same SEA score ('negative', 'very negative', etc) have been given different planning assessment values (appearing as amber as opposed to red, for example).

Allocations not Assessed in ER

There are a number of allocations in the plan which have not been assessed in the ER. It is not entirely clear how this distinction has been made, but it appears that sites with planning permission have not been assessed. We note that this is in line with PAN 1/2010, para 4.22:

Sites which already have development consent should be viewed as part of the baseline, but taken into account within the assessment of cumulative effects.

However, it should also be noted that while these sites were allocated through the Local Plan in 2008, the national Inventory of Historic Battlefields was not in place at this time. This applies to two allocations in particular – MH6 and DR1. This change to the baseline for these sites means that their impacts on the historic environment have not been fully considered through the SEA process. We consider that, in the case of Pinkie battlefield in particular, there is the possibility that such sites contribute to cumulative impacts. We have given [further advice](#) on the specific and cumulative impacts on this heritage asset above.

Allocations with Boundary Alterations not reflected in ER

There are also a number of allocations in the plan which have been assessed in the ER under a different boundary. This normally reflects alterations to the boundary made through the consultation process. In most instances, this means that the assessment covers a wider area than the allocation in the plan.

For some allocations, the assessment therefore identifies more significant impacts for our interests than we would predict in light of the reduction in size of the allocation. It is, however, more of a concern in instances where the alteration of a boundary has brought allocations closer to heritage assets, if this has not been reflected in the assessment. We have identified only one instance (PS1) of this, and our comments on it are given [above](#).

There are also areas assessed in the ER which cover more than one allocation. Whilst this is still a complete assessment, it is at times confusing as the narrative of the assessment does not always make clear whether the development of part of the area would have the same effect as the whole.

We have commented on individual instances of this where they arise in the section of this letter on the spatial strategy.

Appendix 1 – Other Relevant Plans Policies and Strategies

We welcome the identification of a number of the relevant documents for cultural heritage in this appendix. The reference to SHEP should be updated to the Historic Environmental Scotland Policy Statement, which is available online [here](#).

We would advise that the reference to PAN 71, Conservation Area Management, is relevant to Cultural Heritage as well as Landscape and Townscape.

MONITORING STATEMENT

We welcome the fact that the section on the built and historic environment (232 – 236) includes a consideration of how conservation area character statements are used in determining planning applications. We consider this a helpful indicator for monitoring effects on the historic environment.

We would recommend that in monitoring effects for the Local Development Plan, similar indicators could be used for other cultural heritage designations and policies. For example, the area specific policies given in CH7, CH8 and CH9 could be assessed in a similar way, as well as any SPG coming forward for historic battlefields. Further consideration could be given to a similar indicator for scheduled monuments and archaeology. We note that the draft action programme identifies such indicators.

DRAFT ACTION PROGRAMME

We have reviewed the draft action programme for actions which relate to cultural heritage policies. We have no comments to offer on the LDP interventions identified in this document.

Adoption of Local Development Plan Supplementary Guidance

I note that currently the draft action programme refers to supplementary planning guidance for conservation areas which includes the current character statements, rather than the forthcoming appraisals (LDP Guidance, Policy CH2 – p.19). We would consider it beneficial if the appraisals are adopted as SPG once completed.

Local Plan Policies and Proposals

We note that HES is identified as a lead party for all cultural heritage policies. Whilst we are content to comment on forthcoming conservation area appraisals and supplementary planning guidance, we would not consider our involvement to be leading on such actions.

We would recommend that the actions for cultural heritage policies are reviewed, as it appears that there may have been some drafting errors. For example, we note that the action for CH4, which relates to scheduled monuments, refers to conservation area character appraisals. Policy CH5, which relates to battlefields, should identify an action relating to the proposed supplementary planning guidance on this topic.

ANNEX 3: REPRESENTATION FORM

13a. PROP MH13: Land at Howe Mire, Wallyford - What modifications do you wish to see made to Prop MH13 of the Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought

Removal of allocation Prop MH13 from the Plan.

13b. Please give any information/reasons in support of each modification suggested to Prop MH13 of the Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s)

This site is allocated for circa 170 homes with additional potential for employment uses. It was included as an 'other' option in the MIR. It is located within Pinkie battlefield. The proposed plan document states that there would be a requirement to demonstrate that the land can be developed in line with Policy CH5. It is difficult to see how this would be possible, given the sensitivity of the site and the level of development proposed and that the principles in Policy CH5 are consistent with those set out in SPP. In light of this we consider that the impacts of such development would not be in line with SPP policy 149 which states that planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields. It is on this basis that Historic Environment Scotland is seeking the removal of this allocation from the Local Development Plan.

The Inventory of Historic Battlefields states that the battle of Pinkie was fought in the open fields spread between Inveresk, Musselburgh, Wallyford and the A1. This therefore identifies the allocation as part of the land where the main engagement took place. In an area of engagement such as this, there is the potential for archaeological remains of the battlefield to exist, and these could be significantly adversely impacted by development.

This area also makes a significant contribution to modern understanding of the battlefield landscape. This area is open and flat, set against the higher ground to the south. Much of action of the battle of Pinkie was focussed on attempts to take control of this higher ground. This currently undeveloped open area is an unusual survival for a battlefield in a peri-urban area such as this. It is possible to read in the modern landscape the main areas of manoeuvring and combat, and to understand how these were influenced by the topography of the battlefield.

Given the sensitivity of this area, we do not consider it appropriate for urban development. Building over the currently open fields would significantly impact on the existing battlefield landscape characteristics such that it would be contrary to SPP policy 149. As noted, the proposed local development plan policy for the protection of battlefields is consistent with the principles set out at national level in SPP. On this basis, we consider that there is no clear reasoning within the plan to demonstrate that the inclusion of this site outweighs national policy for the historic environment.

It is also possible that, depending on the level of as yet unknown archaeological remains in the area, it would have a similarly significant impact on the special qualities of the battlefield. The landscape characteristics and special qualities of inventory battlefields are given equal protection in local and national policy.

The development brief in its current form makes no reference to the battlefield, and therefore does not reflect our previous advice, or the assessment as provided in the ER. We note, in particular, that it identifies an area for employment development in the south west of the allocation. Buildings of an industrial scale in this part of the allocation are likely to separate this land from the rest of the battlefield, and this would be of particular concern. The development brief therefore currently reflects no consideration of this nationally designated heritage asset.

The ER (reference PM/MH/HSG067) identifies potential impacts on the battlefield both on understanding of the battlefield landscape, and on potential archaeological remains. This impact has been scored as negative. We consider it has the potential to be very negative. The text also states that the site submission proposed a 'battlefield monument'. Whilst no comment is made on this in the ER, we would like to clarify that we consider this to be purely compensatory, and not effective mitigation of these potential impacts.

Submitted to **East Lothian Proposed Local Development Plan**
Submitted on **2016-11-04 09:16:50**

About You

1 What is your name?

First name:

Lesley

Surname:

McGrath

2 What is your email address?

Email address:

|

3 Postal Address

Address:

5 South Charlotte Street

4 Please enter your postcode

Postcode:

EH2 4AN

5 Are you responding as (or on behalf of) a.....?

Developer/ agent/ landowner

6 What is your organisation and role (if applicable)?

Organisation:

Stewart Milne Homes Ltd (agent: Holder Planning)

Your role:

Agent

7 Are you supporting the plan?

No

If Yes: Please include your reasons for support:

Section 2f - Dunbar Cluster Strategy Map (pg 45)

1a Strategy Map for Dunbar Cluster - What modifications do you wish to see made to the strategy map for the Dunbar Cluster? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

Allocate land at Phantassie, East Linton for residential development through inclusion of a new proposal and identification of the site on the Proposals Map.

1b Strategy Map for Dunbar Cluster - Please give any information/reasons in support of each modification suggested to the Strategy Map for Dunbar. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s) :

Representation below will also be emailed to ldp@eastlothian.co.uk with appendices.

1. Introduction

1.1 This representation has been prepared on behalf of Stewart Milne Homes in response to the East Lothian Proposed Local Development Plan (LDP). More specifically it relates to land at Phantassie, East Linton, to the east of the village, which we consider should be allocated for residential development and open space.

1.2 The site is located in the south-eastern corner of East Linton on an area of agricultural land known locally as Phantassie Farm. The site is bounded to the north by agricultural land and the River Tyne, to the south by the B1377 (Mill Wynd), to the east by agricultural land and to the west by the River Tyne.

1.3 The boundary of the site is shown in Appendix 1 and is approximately xx hectares in size. As shown in the concept masterplan (Appendix 2), a significant part of the site is identified as a public park, to the north of approximately 100 new homes.

1.4 East Linton is within the East Coast Strategic Development Area identified in SESplan, and would be a sustainable location for new homes. It is well located in respect to the strategic road network, and there is a good prospect of a new rail station in the village. The site itself can be developed in a manner that will not detract from the character of the area.

1.5 Our separate representation in respect to Housing Supply & Demand concludes that the Proposed LDP does not identify enough housing sites to meet the SESplan housing requirements for East Lothian. Consequently, additional housing sites will need to be allocated, and we recommend that Phantassie is one of these.

1.6 Our separate representation in respect to the proposed policy for Countryside Around Towns explains why this policy should not be taken forward in the LDP, and in any circumstances should not be applied to the Phantassie site. As explained in the Landscape Assessment of the Phantassie site (Appendix 3) accompanying this representation, the site can be developed for housing and open space without harming the character of East Linton.

2. Planning Policy Context

SESplan

2.1 The East Lothian Local Development Plan must conform to the Strategic Development Plan for the Edinburgh and South East Scotland area (SESplan) and its Supplementary Guidance. To conform to SESplan, the LDP must allocate land sites for 6,250 houses for the period 2009 to 2019 and 3,800 houses for the period 2019 to 2024.

2.2 SESplan's Spatial Strategy and policies (Figures 1 and 2 and Policies 1A and 1B) identifies Strategic Development Areas for as the main focus for future growth. Within East Lothian, the 'East Coast' sub-region is identified as an SDA, which focuses growth towards the A1 and East Coast Main Line. East Linton is within the East Coast SDA.

2.3 An underlying principle of SESplan's Spatial Strategy is that in the selection of new development sites to meet its requirements, existing allocated sites must be carried forward and these existing allocations must be complemented by and must not be undermined by new land allocations. SESplan Policy 1A requires LDP's to indicate phasing and mix of uses appropriate to secure the delivery and provision of infrastructure to accommodate development.

National Planning Framework 3

2.4 NPF3 expects East Lothian to experience one of the highest levels of population growth in the country over the next 20 years and beyond.

2.5 Housing requirements around Edinburgh are expected to be high and NPF3 identifies that the SESplan area has the second highest level of predicted population and household growth. Within Edinburgh and South East Scotland, NPF3 is clear that it expects SESplan to make a concerted effort to deliver a generous amount of housing land. NPF requires, 'targeted action to better match demand for land with infrastructure capacity.' Within city regions infrastructure capacity is limited and the Scottish Government expects planning authorities, developers, government agencies and infrastructure providers to remove these constraints. The utilisation of existing infrastructure is preferred and strategic thinking, partnership working and innovation are expected (pages 7 and 13).

Scottish Planning Policy (2014)

2.6 SPP puts in place a presumption in favour of development, which contributes to sustainable development. It places a particular emphasis on the delivery of a generous supply of housing and good 'placemaking' in so doing.

3. The Phantassie Site

3.1 A conceptual masterplan for the site has been prepared (Appendix 2) within the context of a Landscape and Visual Impact Assessment (Appendix 3), Transport Appraisal (Appendix 4) and a Flood Risk Assessment (Appendix 5).

Landscape

3.2 McCreadie Design were commissioned to undertake a Landscape and Visual Impact Assessment for the Phantassie site. The assessment concludes that the land to the east of East Linton and to the immediate north of the Phantassie Hamlet is well defined and accessible with the capacity to accommodate an appropriate form of residential development. The site has a direct relationship to both the existing and emerging community and with the permitted redevelopment of the Phantassie Steading building group to accommodate a retail and tourist facility with up to 259 car parking spaces and service areas, the landscape character of the area will already be the subject of significant change.

3.3 The site is located within the East Linton Conservation Area however, importantly, Central and Local Government Policy covering these Areas does not seek to preclude new forms of development. Rather, the Conservation Area status should be used to "enable positive change on the historic environment" and ensure that "this change should be sensitively managed to avoid or minimise adverse impacts." (SPP, Para 137) The proposed developable area established by this assessment and, taking into account other constraints across the land holding, will result in a relatively low key extension to East Linton, allowing for a high quality development form to come forward which will, through sensitive design and planning, respect the Conservation Area status of East Linton, the range of listed buildings, and importantly, the wider landscape setting.

3.4 In this regard, it is considered that through a tailored approach to delivering an appropriate scale of development on the site, landscape and visual impacts generated by these proposals can be mitigated against, leading to the delivery of a logical extension to the community of East Linton.

Transport

3.5 The assessment (Appendix 4) has considered the accessibility of the proposed development site by all modes of transport including walking, cycling, public transport and by car, concluding that sustainable walking and cycling opportunities are readily available. Bus services operating in the vicinity of the site provide access into Edinburgh, Berwick-upon-Tweed and Dunbar.

3.6 The development will incorporate 'Designing Streets' principles to ensure that travel by the most sustainable modes is maximised with measures put in place to reduce the necessity for private car trips.

3.7 A comprehensive network of pedestrian and cycle facilities will be provided throughout the development to encourage local trips to be made on foot or by cycle. A number of pedestrian / cycle accesses will be formed to ensure that the internal network is well connected to the external facilities.

3.8 Local amenities such as the town centre, East Linton Primary School and the proposed East Linton rail halt are located within a convenient walk or cycle of the site providing opportunity for travel to and from the site on foot and by cycle. In addition, public transport facilities such as existing bus stops are located within an acceptable walk of the site. It is intended that the site's accessibility will encourage residents to travel to and from the site using sustainable modes of travel.

3.9 It is considered that the range of proposed accesses and improvements, including a pedestrian footway on the bridge at Station Road will ensure that the development is accessible by all modes of transport and that it will provide opportunity for residents to access the site by sustainable modes of travel.

Flooding

3.10 Envirocentre were commissioned to undertake a Flood Risk Assessment (Appendix 5)

3.11 The proposed development will be designed in line with principles set out in the Flood Risk Management (Scotland) Act 2009 and will meet all requirements under Scottish Planning Policy with regards to flood risk. All areas potentially at risk of flooding with an annual probability of 0.5% (1:200) or greater will be avoided. The development will be located outwith the functional floodplain of the River Tyne. There will therefore be no increase in flood risk within the site or elsewhere.

3.12 To ensure the development is effectively and robustly protected against flooding, all floor and road levels will be constructed at least 0.5 m above the 0.5% annual exceedance probability flood levels.

3.13 Runoff from the site will be controlled by incorporating Sustainable Drainage Systems (SuDS) within the design. The SuDS will buffer stormwater within the site with the objective to reduce runoff to "greenfield" runoff rates. SuDS systems will also provide water quality treatment to ensure the development does not result in a deterioration of surface or groundwater quality.

Site Development Strategy

3.14 The Preliminary Concept Masterplan (Appendix 2) has been designed to take on board the known constraints and opportunities established by the Project Team through a series of studies, including the LVIA, Transport Appraisal and Flood Assessment. The masterplan is presented in Figures A, B and C. Figure C takes into account the planning permission for retail development on the site frontage. Figures A and B assume that this development will not take place.

3.15 The proposed development form presented at this stage as a concept takes into account the key issues associated with the setting, including the area's 'Conservation Area' status, which it is acknowledged does not discourage high quality forms of development from coming forward, as well as the development proposals for the adjoining site at Phantassie Farm.

3.16 The site can be seen within the context of an established settlement pattern. Two distinct settlement forms lie immediately to the east of East Linton and within close proximity to the subject lands. The first is the 'hamlet' of Preston which is located on the north-eastern edge of East Linton and the second is the 'hamlet' of Phantassie which lies to the south east. Following an assessment of the subject lands it was concluded that the part of the landholding immediately adjacent to Phantassie represented an appropriate location for a new form of development to come forward without impacting on the wider landscape setting nor the key attributes of the Conservation Area.

3.17 The Concept Masterplan shows a planned extension to the hamlet at Phantassie with the proposed development offering scope for a range of dwelling types to come forward. However, the proposed housing at this location, set within the Conservation Area, will necessarily be developed to reflect the high quality townscape associated with this part of East Linton with all new build designed to reflect a site-wide Design Code. The Design Code would be developed in association with officers from East Lothian Council to ensure the house types that come forward are appropriate for the area. In addition, the Design Code will include guidance on the quality of the street scene as well as other components of the development form, including structural landscaping.

3.18 The adjacent site at Phantassie Farm has been the focus of development proposals for a retail and heritage visitor centre and as a result, the area is going through a process of change and evolution. A well planned residential form of development on the site, located to the north and west of Phantassie Farm will be seen as a natural extension to this community.

3.19 The new development form will be laid out to respect the listed buildings in the area with the new building line on a southern elevation set out to line up with the listed steading buildings. In turn, this approach will ensure that the new housing will not impact on the setting of the listed Phantassie Cottages and its 'Square' which were constructed close to the main road frontage. It is proposed that a green open space will be created either side of a new access road into the subject lands and this will be planted up with specimen trees to help formalise the setting.

3.20 The new development form, set back from a new gateway entrance, will be developed at an appropriate height and in an architectural style drawing on the local vernacular. This offers scope for a 'terraced mews' type development to be created with a design drawing on the style of the local cottages in the area. The internal street scenes and building forms will draw on the guidance of Designing Streets with the potential to introduce a range of house types to add to the overall quality of the development.

3.21 In contrast to the terraced cottages and mews houses to the west of the site, it is considered that there is scope to add to the range of house types to reflect the wider Phantassie area. This could include larger house types set within larger plots which in turn will allow a bold structure planting strategy to come forward. This would include tree planting within individual plots, with belts of woodland balanced against formal tree planting. Green corridors will be created as a network of open spaces allowing access to the wider community. This access strategy draws upon the network of paths already established in the area, including the Core Path System and the John Muir Way. In effect the new paths will be introduced within a new Green Infrastructure network which will be seen to frame the development site and open up more opportunities for local people to get access to the countryside.

3.22 The new housing within the development will be planned around a series of 'lanes' which will open up into a series of country walks with the potential to provide additional links back into the village centre. Potential options will be looked at to provide enhanced linkage into the village centre.

3.23 It is acknowledged that the central and northern sectors of the subject lands are within the River Tyne 1:200 year flood plain (SEPA Flood Maps). SMH has commissioned a detailed assessment of the floodplain to establish with greater certainty its extent. In the meantime, this area has been left undeveloped. It is considered that this part of the subject lands could be given over to the local community for leisure and recreational use. This would in turn, open up the area to the community with the potential for greater numbers of the local community to enjoy the village and its' setting to the east. Detailed proposals for this area are not shown on the Preliminary Concept Masterplan, however it is considered that the remaining part of the field could be retained in perpetuity for sporting/leisure uses, kept free of development and available for a range of community activities such as cricket, rugby and football, etc.

3.24 In contrast a more intimate series of amenity open spaces will be laid out to frame the immediate setting to the proposed development form and in turn this will be defined by a combination of tree and hedgerow planting. This will include an area of open space laid out between the listed Dovecot to the east of the site and the new build housing and this open space will be designed to minimise any impact on the setting to the listed building.

3.25 In general, therefore, the master planning strategy envisages the delivery of a new residential development form designed to respect the sensitivities of this landscape setting yet maximising the benefits of this location towards the edge of East Linton. In addition it is acknowledged that due consideration will need to be given to the detailed design of the development which, it is considered, should be controlled by a site-wide 'Design Code.' Reference will be taken from the historical environment to develop the Design Code to ensure that, overall, the new development will be seen as a logical extension to the local community at Phantassie and as an integral part of the wider East Linton settlement form.

Site Effectiveness

3.26 PAN 2/2010 (page 17) identifies the categories under which effectiveness for housing development is considered, and we deal with these, as follows :

Ownership: The site is in the control of a SMH under an option agreement which allows the house-builder to purchase the site following receipt of planning permission and all other necessary consents.

Physical: There are no physical constraints to the development of the site for housing.

Contamination: There is no contamination on site.

Deficit Funding: No public funding is required to develop housing on the site.

Marketability: East Linton is a sought after location for house-buyers, recently demonstrated at the nearby Miller Homes development

Infrastructure: The required infrastructure for housing development is available or can be made available.

Land Use: Housing is the sole preferred use in the context of this planning application.

4. Conclusions

4.1 In our view, the Phantassie site should be allocated for residential development in the forthcoming Local Development Plan, for the following reasons.

- East Linton is within the East Coast Strategic Development Area, which is identified as a focus for housing development in SESplan.
- Our representation on 'Housing Supply and Demand' demonstrates that there is a significant shortfall in the amount of housing land allocated in the Proposed LDP relative to SESplan requirements. Additional housing sites therefore require to be identified, and this particular site is ideally suited.
- Physically, the site is well suited for accommodating housing. It represents a relatively small and logical extension to East Linton, and as demonstrated by the LVIA and Conceptual Masterplan can be appropriately accommodated within the existing landscape structure of the area.
- The site is effective.
- The Transport Appraisal shows that East Linton is an accessible location, located as it is with good access onto the trunk road network. The prospect of a new rail halt in the town is increasing likely, which will further improve the opportunity for sustainable travel. The site itself is easily connected into the existing road network.
- As indicated in our representation on the Proposed LDP's 'Countryside Around Towns' designation, it is not considered appropriate to apply this designation to the Phantassie site.

Section 2f - Dunbar Cluster Main Development Proposals (pages 47-50)

1a PROP DR1: Hallhill South West, Dunbar - What modifications do you wish to see made to Prop DR1 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

1b Please give any information/reasons in support of each modification suggested to Prop DR1 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

2a PROP DR2: Hallhill North, Dunbar - What modifications do you wish to see made to Prop DR2 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

2b Please give any information/reasons in support of each modification suggested to Prop DR2 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

3a PROP DR3: Hallhill Healthy Living Centre Expansion Land - What modifications do you wish to see made to Prop DR3 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

3b Please give any information/reasons in support of each modification suggested to Prop DR3 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s) :

4a PROP DR4: Brodie Road, Dunbar - What modifications do you wish to see made to Prop DR4 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

4b Please give any information/reasons in support of each modification suggested to Prop DR4 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

5a PROP DR5: Land at Newtonlees, Dunbar - What modifications do you wish to see made to Prop DR5 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

5b Please give any information/reasons in support of each modification suggested to Prop DR5 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s) :

6a PROP DR6: Beveridge Row Belhaven, Dunbar - What modifications do you wish to see made to Prop DR6 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

6b Please give any information/reasons in support of each modification suggested to Prop DR6 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

7a PROP DR7: Land at Spott Road, Dunbar - What modifications do you wish to see made to Prop DR7 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

7b Please give any information/reasons in support of each modification suggested to Prop DR7 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

8a PROP DR8: Pencraighill, East Linton - What modifications do you wish to see made to Prop DR8 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

8b Please give any information/reasons in support of each modification suggested to Prop DR8 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

9a PROP DR9: Land at East Linton Auction Mart - What modifications do you wish to see made to Prop DR9 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

9b Please give any information/reasons in support of each modification suggested to Prop DR9 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s) :

10a PROP DR10: Innerwick East, Innerwick - What modifications do you wish to see made to Prop DR10 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

10b Please give any information/reasons in support of each modification suggested to Prop DR10 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

11a PROP DR11: St John's Road, Spott - What modifications do you wish to see made to Prop DR11 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

11b Please give any information/reasons in support of each modification suggested to Prop DR11 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

12a Policy DR12: Development Briefs - What modifications do you wish to see made to Policy DR12 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

12b Please give any information/reasons in support of each modification suggested to Prop DR12 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

Section 3a - Planning for Housing (pages 64 - 73)

1a Housing & Housing Land Requirement - What modifications do you wish to see made to the Housing & Housing Land Requirement section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

1b Please give any information/reasons in support of each modification suggested to Housing and Housing land Requirement section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

2a Established Housing Land Supply - What modifications do you wish to see made to the Established Housing Land Supply section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

We recommend that LDP Table HOU2 is replaced by a new table, reflecting the correct methodology outlined in this representation. Revised table will be emailed in a separate document with supporting appendix 1 to ldp@eastlothian.gov.uk

2b Please give any information/reasons in support of each modification suggested to the Established Housing Land Supply section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

The text of this representation will be emailed in a separate document with supporting appendix 1 to ldp@eastlothian.gov.uk. The representation also addresses housing supply and demand but comment is made in response to Q2 as the modification sought relates to Table Hou2, which is under the heading of 'Established Housing Land Supply.'

1. Introduction

1.1 This report considers issues relating to housing supply and demand and the adequacy of the approach set out in the East Lothian Council's Proposed LDP in addressing the requirements of SESplan, its related Supplementary Guidance and Scottish Planning Policy.

1.2 As described below, the LDP does not allocate sufficient housing land to be consistent with these documents as there are not enough housing sites identified to meet the housing building requirements identified in SESplan and the Supplementary Guidance. Consequently, there is a need to allocate additional sites in the LDP.

2. SESplan and Supplementary Guidance

2.1 SESplan is the Strategic Development Plan (SDP), which was approved in 2013. Policy 5 (Housing Land) explains that for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built in the SESplan area. Moreover, it indicates that the requirement for the period 2009 to 2019 is for 74,835 houses. It then goes on to say that:

"Supplementary Guidance will be prepared to provide detailed further information for Local Development Plans as to how much of that requirement should be met in each of those six areas, both in the period 2009 – 2019 and in the period 2019 to 2024"

2.2 The Supplementary Guidance was approved in October 2014. Table 3.1 of the SG sets the Housing Land Requirement by Local Development Plan Area, which for East Lothian is:

2009 – 2019: 6,250

2019 – 2024: 3,800

2.3 It is important to note that the preparation of the SG was before the publication of revised Scottish Planning Policy in 2014, which replaced SPP 2010. The revised SPP amended the terminology in regard to housing 'requirements'.

2.4 Paragraph 70 of SPP 2010 explained the term 'housing requirement' as follows:

The scale, nature and distribution of the housing requirement for an area identified in the local housing strategy and development plan should be based on the

outcome of the housing need and demand assessment. Wider strategic economic, social and environmental policy objectives should also be taken into account when determining the scale and distribution of the housing requirement and the housing supply target for an area. Planning authorities may, as part of the development plan settlement strategy, direct development to particular locations to achieve desired policy outcomes. In such circumstances the planned level or direction of growth may not reflect past trends.

2.5 Thus, the 'housing requirement' as defined in SPP 2010, represents a 'policy view' of the amount of housing that requires to be delivered, taking into account economic, social and environmental matters, which is analogous to the description of the 'housing supply target' in SPP 2014 as described in paragraph 115 of SPP:

"The housing supply target is a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements such as the aims of National Parks. The target should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence. The authority's housing supply target should also be reflected in the local housing strategy."

2.6 SPP 2014 redefines the meaning of the term 'housing requirement' in paragraph 116 as follows:

"Within the overall housing supply target, plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of land for housing is provided. The exact extent of the margin will depend on local circumstances, but a robust explanation for it should be provided in the plan."

2.7 SESplan and its Supplementary Guidance do not use the term 'housing supply target', but it is clear that references in those documents to 'housing requirement' are in effect equivalent to a 'housing supply target'. To accord with SPP, this means that a margin of 10% to 20% needs to be added to the housing requirements identified in the Supplementary Guidance. However, it is apparent from the commentary in Proposed LDP Technical Note 1 that the Council does not agree with this conclusion and that it considers that no generosity margin is required.

2.8 This conclusion is in our view inconsistent with Scottish Planning Policy definitions. It is also inconsistent with view reached by the Examination Report for the Edinburgh LDP, which concluded in paragraph 8 on page 128 that:

"The housing supply target is based on the HNDA but is a policy view of the number of homes that are needed by local authority area. SESplan predates current Scottish Planning Policy so does not use the word target but refers to housing requirements and housing land requirements. However for the purposes of the examination there is nothing to suggest to me that the figures in SESplan should not be interpreted as the target. Paragraph 108 of the strategic plan clarifies the plan's role to ensure that the areas overall assessed housing requirements can be met by new house completions. SESplan clarifies that some of the housing demand generated by the city will be accommodated in the wider city region. The local development plan is required to demonstrate consistency with the Strategic Development Plan. The housing target as set through SESplan and its associated supplementary guidance is already approved and not a matter for this examination."

2.9 Paragraphs 18 and 19 on page 130 of the Examination report go on to say:

"Paragraph 116 of Scottish Planning Policy states that within the overall housing supply target, plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 - 20% to establish the housing land requirement so that a generous supply of land for housing is provided. The exact extent of the margin will depend on local circumstances, but a robust explanation for it should be provided in the plan.

In this case such a margin was not included in the strategic plan which pre-dates the current Scottish Planning Policy. Instead the flexibility is added to obtain the housing land requirement for this local development plan. The proposed plan applies a margin of 10% flexibility as indicated in the table below. I return to the matter of the sufficiency of this margin and whether it should be increased below."

2.10 Thus, to be clear, the East Lothian LDP must provide sufficient housing land to meet the targets identified in the SESplan Supplementary Guidance to allow the specified number of houses to be built within both periods identified. There is no 'generosity' included within the housing requirement identified in SESplan, and this should therefore be identified in the LDP.

2.11 The following section assesses the adequacy of the housing land supply contained in the Proposed LDP against the requirements of SESplan, its Supplementary guidance and Scottish Planning Policy.

3. East Lothian Housing Requirement

3.1 Paragraph 110 of Scottish Planning Policy identifies the following policy principle:

"The planning system should identify a generous supply of housing land for each housing market area within the plan area to support the achievement of the housing requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times"

3.2 Paragraph 119 of SPP also indicates that:

"Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption."

3.3 The correct approach to be taken in the LDP can therefore be summarised as follows.

1. The identification of the two consecutive housing requirements (supply targets) established by the SESplan Supplementary Guidance for the periods 2009 – 2019 and 2019 – 2024.

2. The identification of a third housing requirement for the period 2024 – 2028 to provide sufficient housing land to meet the requirement to year 10 from the expected year of adoption (i.e. 2018).

3. The SESplan housing requirement (supply target) should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of land is provided (SPP paragraph 116).

4. The LDP should make provision for sufficient houses to be built to meet the housing land requirement in the two time periods under consideration. This is likely to include the following sources of housing:

- House completions to date
- Land contained in the established land supply
- Windfall
- New housing allocations

• Demolitions (subtract)

3.4 Table HOU2 of the Proposed LDP summarises the Council's approach to meeting the SESplan housing requirement. In our view, Table HOU2 is flawed for the following reasons:

- Although Table HOU2 correctly identifies the SESplan housing requirements for 2009 – 2019 and 2019 – 2024, it does not set out the requirement for the period 2024 – 2028, which would cover the remainder of the 10-year period from LDP adoption in 2018 as required by SPP paragraph 119. Instead LDP Table HOU2 identifies two columns for the period 2024 – 2032 and Beyond 2032. Interesting as this information may be, it is not a consideration required by Scottish Planning Policy.
- Table HOU2 does not apply a margin of generosity to each of the SESplan housing requirements. Instead, the final line simply identifies the percentage generosity for the period 2009 – 2024 combined, based on the assumption that the figures given for contributions from the new allocations are correct.
- The assumptions for the programming of house completions from the new allocations are clearly over-optimistic in terms of when sites will begin to be developed. The effect of this is to produce an unrealistically high contribution to meeting the housing requirement in the period 2019 – 2024.

3.5 We have therefore prepared a revised version of Table HOU2, which is contained in Appendix 1 to this document. This revised table contain two variants, the first assuming 10% generosity and the second 20%. We have numbered the lines of our Tables from 1 – 12. This is the same number of lines as the LDP version of the Table, but instead of the bottom line identifying a percentage generosity, we have inserted a new Line 3, which adds generosity for each phase of the housing requirement separately. It should also be noted that our Tables replace the two columns showing the housing requirement for the periods 2024 – 2032 and Beyond 2032, with a single column for the period 2024 – 2028, reflecting the requirements of SPP. As a consequence of this, we have retitled Line 2 (and Line 3) to refer to the SDP as well as the SDP.

3.6 To explain the derivation of each line:

3.7 Line 1 of LDP Table HOU2 correctly identifies SDP housing requirement periods in the two consecutive periods 2009 – 2019 and 2019 – 2024. However, our Tables go on to identify a third period from 2024 – 2028 as explained above.

3.8 Line 2 of LDP Table HOU2 correctly identifies the housing requirements of the SESplan Supplementary Guidance for the two time periods. In our HOU2 Tables, we have derived the requirement/target for the period 2024 – 2028 as well by extrapolating from the first 2 periods. For the first two phases, East Lothian's total housing requirement is 9.3% of the SESplan total. If this percentage is applied to the period 2024 – 2032, for which the SESplan total requirement is 47,999 homes, the East Lothian requirement for that period would be 4,464. Pro-rata for the period 2024 – 2028, this is 2,232 homes. This is a different methodology from that used in the LDP Table HOU2 for the period 2024 – 2032, which is derived from the SESplan HNDA for East Lothian over that period. In our view, this approach is not correct because it does not take into account the fact that the basis of SESplan's housing land requirements is to redistribute a significant proportion of Edinburgh's housing need and demand, as reflected in the requirements of the first two phases to 2024. A similar approach should therefore be taken to the third phase.

3.9 Line 3 of Table HOU2 identifies house completions from 2009 – 2015, which is as it should be.

3.10 Line 3 of our Tables HOU2 'A' and HOU2 'B' add 10% and 20% generosity margins respectively to the figures in Line 2.

3.11 As indicated above, paragraph 116 of SPP indicates that the generosity margin should be somewhere between 10% and 20% and a robust explanation given for the figure chosen. The Council disagrees that there should be any generosity provided, which is in our view both contrary to Scottish Planning Policy and illogical. This is because concept of generosity relates to the almost certain likelihood that not all of the housing land identified as effective will actually deliver completions. Consequently, the figures for housing land supply given in Table HOU2 will almost certainly by over-estimates. That is why SPP requires more than enough land to be allocated in LDPs. The question then, is what level of generosity is required? This, we accept, is difficult to judge.

3.12 One approach is to consider the past record of a Council in accurately predicting the delivery of the effective land supply. In 2008, Turley Associates undertook research for the Scottish Government entitled 'The Effectiveness of Housing Land Audits in Monitoring Housing Land Supply in Scotland', which formed part of the research base for PAN 2/2010. This research assessed the predictive accuracy of housing land audits and found that for East Lothian, over a 5- year period from 2001 – 2006, 55% of the effective housing land supply was not actually developed within this period. Similar outcomes were obtained for many audits across Scotland. Although we appreciate this is now quite an elderly piece of work, our experience is that the predictive estimates of the effective housing land supply in audits continue to be too optimistic, and the failure rate in most cases is likely to be more than 10% and often greater than 20%. To be more precise would require significant up to date research.

3.13 We therefore strongly recommend that East Lothian Council reviews the recent track record of its housing land audits in predicting actual delivery, and sets a margin of generosity which reflects this.

3.14 We agree with the figures provided for dwelling completions and contributions from the established land supply in Lines 3 & 4 of LDP Table HOU2, and these are repeated in Lines 4 & 5 of our tables.

3.15 Line 5 of LDP Table HOU2 identifies the contributions from new allocations. These figures are derived from the yearly programming contained in Appendix 2 of LDP Technical Note 1, and have been prepared by East Lothian Council. Although we do not take significant issue with the predicted number of yearly house completions in an improving market, we seriously question the 'blanket' approach of assuming that the vast majority of new allocations will deliver houses from next year onwards. This may be the case for some sites which already have planning permission (but even this is optimistic for many of those sites). However, for sites which do not yet have permission or are not yet subject to a planning application, this assumption will be impossible to achieve. It should be noted, for example, that in Musselburgh there is a requirement for a new secondary school and new primary schools, which will take a number of years to be operational. We are not aware that there is any specifically identified interim educational capacity, which means that there may be no significant development until post 2020.

3.16 In our view, the Council therefore needs to reappraise its delivery timescales for new housing sites, in consultation with the housebuilding industry and in the light of up to date information in respect to each site. This should be done as soon as possible and certainly before the Examination of the Plan, to provide the

Reporter with the best estimate of housing delivery.

3.17 In the meantime it would be reasonable to assume that the programming of sites shown in Appendix 2 of LDP Technical Note 1, be deferred by one year. This is the approach taken in the our revised HOU2 Tables.

3.18 Lines 6 & 7 of LDP Table HOU2 identify contributions from windfall sites and loss of supply arising from demolitions. We agree with these figures and they are reflected in our HOU2 Tables.

3.19 Line 9 of LDP Table HOU2 identifies contributions from Blindwells, which we agree with, other than for a reduction in the delivery contribution in the period 2024 – 2028, as compared to the longer period 2024 – 2032 contained in LDP Table HOU2.

3.20 Line 11 on our tables shows the Grand Total Housing Land Supply. The differences between the Council's figures and our own are due to the deferral of new site programming by one year and our identification of the relevant period from 2024 – 2028, rather than to 2032 and beyond.

3.21 Line 12 of our revised Tables is equivalent to Line 11 of LDP Table HOU2, which identifies the shortfall/surplus of supply against the requirement. Clearly, there are significant differences between the conclusions reached.

3.22 LDP Table HOU2 concludes that the LDP allocates a significant surplus of housing land in the first and second periods, and a significant deficit in the third and fourth periods.

3.23 Our Revised Table A shows a significant shortfall in the first period, a significant surplus in the second period and a significant deficit in the third period. Our Revised Table B identifies even greater deficits in the first and third periods and a smaller surplus in the second period as compared to Table A.

3.24 The methodology employed to produce revised Tables A & B is consistent with SESplan, the SESplan Supplementary Guidance and the terms of Scottish Planning Policy. LDP Table HOU2, on the other hand, is flawed for the reasons given above.

3.25 SESplan Policy 5 is clear that land is required to be allocated in LDPs to meet the requirements for each of the consecutive time periods such that all of these houses can be built. This itself implies that more than enough land (i.e. a generous amount) needs to be allocated.

3.26 Table A identifies a shortfall of 1,308 homes to meet the Sesplan Policy 5 housing requirement + 10% from 2009 – 2019. Table B shows a shortfall of 1,933 homes in the same period if generosity of 20% is required. Even if there is no generosity applied, the shortfall is 683 homes.

Conclusion

3.27 Our revised Tables are, in our view, based on the correct methodology, deriving from the content of SESplan and Scottish Planning Policy. In respect to 'generosity' we have produced two variant tables, one assuming 10% and the other 20%. As indicated above, we recommend that East Lothian Council undertakes additional work to assess what the appropriate level of generosity should be, between these two limits.

3.28 We recommend that LDP Table HOU2 is replaced by a new table, reflecting the correct methodology outline in this representation.

3a Maintaining an Adequate Effective Five-Year Housing Land Supply - What modifications do you wish to see made to the Maintaining an adequate Effective Five-Year Housing Land Supply section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

3b Please give any information/reasons in support of each modification suggested to the Maintaining an Adequate Five-Year Housing Land Supply section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

4a Affordable Housing - What modifications do you wish to see made to the Affordable Housing section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

4b Please give any information/reasons in support of each modification suggested to the Affordable Housing section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

5a Specialist Housing Provision & Other Specific Needs - What modifications do you wish to see made to Specialist Housing Provision & Other Specific Needs section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

5b Please give any information/reasons in support of each modification suggested to the Specialist Housing Provision & Other Specific Needs section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

Section 5 - Diverse Countryside & Coastal Areas (pages 118-124)

1a Diverse Countryside & Coastal Areas - What modifications do you wish to see made to the Diverse Countryside & Coastal Areas section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question

Modifications(s) Sought:

1. Delete Policy DC8 Countryside Around Towns from the LDP.
2. If deletion of Policy DC8 is not agreed, then delete the DC8 designation from east East Linton.

1b Please give any information/reasons in support of each modification suggested to the Diverse Countryside & Coastal Areas section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

The text of this representation will be emailed in a separate document with supporting appendix 1 to ldp@eastlothian.gov.uk

1.1 The Proposed LDP includes a new designation – Countryside Around Towns - which would give special status to specific areas of land in locations around towns and villages in East Lothian. It includes land to the east and west of East Linton, and the Phantassie site is contained within the proposed western designation.

1.2 We disagree with both the principle of this policy and, more specifically, the inclusion of the Phantassie land within the Countryside Around Towns designation.

1.3 Paragraph 5.20 of the Proposed LDP states:

"There are a number of areas beyond the Edinburgh Green Belt that are also subject to development pressure but should be retained as open or undeveloped. Countryside Around Town designations will apply and their objectives will be to conserve the landscape setting, character or identity of certain towns and villages."

1.4 The related Policy DC8 goes on to state:

Development that would harm Countryside Around Towns objectives as defined in supplementary planning guidance once adopted will not be permitted. New development within areas designated as Countryside Around Towns will be supported in principle only where:

- i) it is required to implement part of the green network strategy as defined by that strategy;
- ii) it is required for community uses;
- iii) it is required for rural business, tourism or leisure related use;
- iv) it is essential infrastructure that has a clear operational requirement for that particular location and there is no other suitable site available; or

Any new development must not harm the landscape setting of the countryside location and must be of a scale, size and form that would not harm the objectives for the countryside around towns designation.

1.5 In essence, therefore, this policy is intended to apply to areas of landscape importance. It is therefore not clear why the designation is required, as important landscapes and townscapes are already defined by the Area of Great Landscape Value and Conservation Area designations.

1.6 The text of the LDP Main Issues Report indicated that CAT designations are appropriate because it is was not appropriate to extend the Green Belt any further into East Lothian, and this suggests that the purpose of CAT is simply to replicate Green Belt policy by another name. This, in our view, is wholly inappropriate, and contrary to the spirit of Scottish Planning Policy. Paragraph 49 of SPP says that for most settlements, a green belt is not necessary as other policies can provide an appropriate basis for directing development.

1.7 More specifically, in relation to the subject site, the Landscape and Visual Impact Assessment concluded that this landscape has the capacity to accommodate further, properly planned development forms taking advantage of its edge of settlement location. This conclusion has been reached taking into account the area's Conservation Area status, and it is acknowledged that the designation of a Conservation Area (CA) is not a policy to stop all development from taking place. Rather, Conservation Area designations are a tool for controlling and managing the built environment of our communities and where proposals for development, both within and in close proximity to a CA, should be seen to "preserve or enhance the character and appearance of the conservation area." (Para 143, SPP)

1.8 The Conservation Area status protects all the characteristics of the area that give it such value and this includes its landscape setting and the setting to any Listed Buildings therein. It is a proactive, positive policy to maintain the quality of our historic settlements yet allowing new development to come forward. It is considered that the designation of the Conservation Area is of sufficient robustness to protect the landscape context to the east of East Linton without the need for a further designation under Countryside Around Towns policy.

Conclusion

1.9 Importantly, this is a landscape on the edge of East Linton in transition as new land uses are proposed for the extended land holding at the former steading complex at Phantassie Farm. This will lead to the redevelopment of this area, which has been planned with extensive areas of new visitor car parking, within the policy context associated with the area's Conservation Area status as well as the Listed Buildings at the former steading. The proposed development will be seen to preserve or enhance the character and appearance of the Conservation Area with a positive and proactive change envisaged for this part of the community involving the attraction of potentially significant numbers of visitors. It is considered that further development can be designed to fit into this landscape to the east of East Linton whilst taking account of the area's historic qualities and without impacting negatively on the Conservation Area.

Stewart Milne Homes

Phantassie, East Linton

Representation to the East Lothian Local Development Plan

Countryside Around Towns – Policy DC8

23rd October 2016

HolderPlanning

5 South Charlotte Street, Edinburgh, EH2 4AN.

Tel: 0131 225 6349

www.holderplanning.co.uk

- 1.1 The Proposed LDP includes a new designation – Countryside Around Towns - which would give special status to specific areas of land in locations around towns and villages in East Lothian. It includes land to the east and west of East Linton, and the Phantassie site is contained within the proposed western designation.
- 1.2 We disagree with both the principle of this policy and, more specifically, the inclusion of the Phantassie land within the Countryside Around Towns designation.
- 1.3 Paragraph 5.20 of the Proposed LDP states:

“There are a number of areas beyond the Edinburgh Green Belt that are also subject to development pressure but should be retained as open or undeveloped. Countryside Around Town designations will apply and their objectives will be to conserve the landscape setting, character or identity of certain towns and villages.”

- 1.4 The related Policy DC8 goes on to state:

Development that would harm Countryside Around Towns objectives as defined in supplementary planning guidance once adopted will not be permitted. New development within areas designated as Countryside Around Towns will be supported in principle only where:

i) it is required to implement part of the green network strategy as defined by that strategy;

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iv) it is essential infrastructure that has a clear operational requirement for that particular location and there is no other suitable site available; or

Any new development must not harm the landscape setting of the countryside location and must be of a scale, size and form that would not harm the objectives for the countryside around towns designation.

- 1.5 In essence, therefore, this policy is intended to apply to areas of landscape importance. It is therefore not clear why the designation is required, as important landscapes and townscapes are already defined by the Area of Great Landscape Value and Conservation Area designations.
- 1.6 The text of the LDP Main Issues Report indicated that CAT designations are appropriate because it is was not appropriate to extend the Green Belt any further into East Lothian, and this suggests that the purpose of CAT is simply to replicate Green Belt policy by another name. This, in our

view, is wholly inappropriate, and contrary to the spirit of Scottish Planning Policy. Paragraph 49 of SPP says that for most settlements, a green belt is not necessary as other policies can provide an appropriate basis for directing development.

1.7 More specifically, in relation to the subject site, the Landscape and Visual Impact Assessment concluded that this landscape has the capacity to accommodate further, properly planned development forms taking advantage of its edge of settlement location. This conclusion has been reached taking into account the area's Conservation Area status, and it is acknowledged that the designation of a Conservation Area (CA) is not a policy to stop all development from taking place. Rather, Conservation Area designations are a tool for controlling and managing the built environment of our communities and where proposals for development, both within and in close proximity to a CA, should be seen to "preserve or enhance the character and appearance of the conservation area." (Para 143, SPP)

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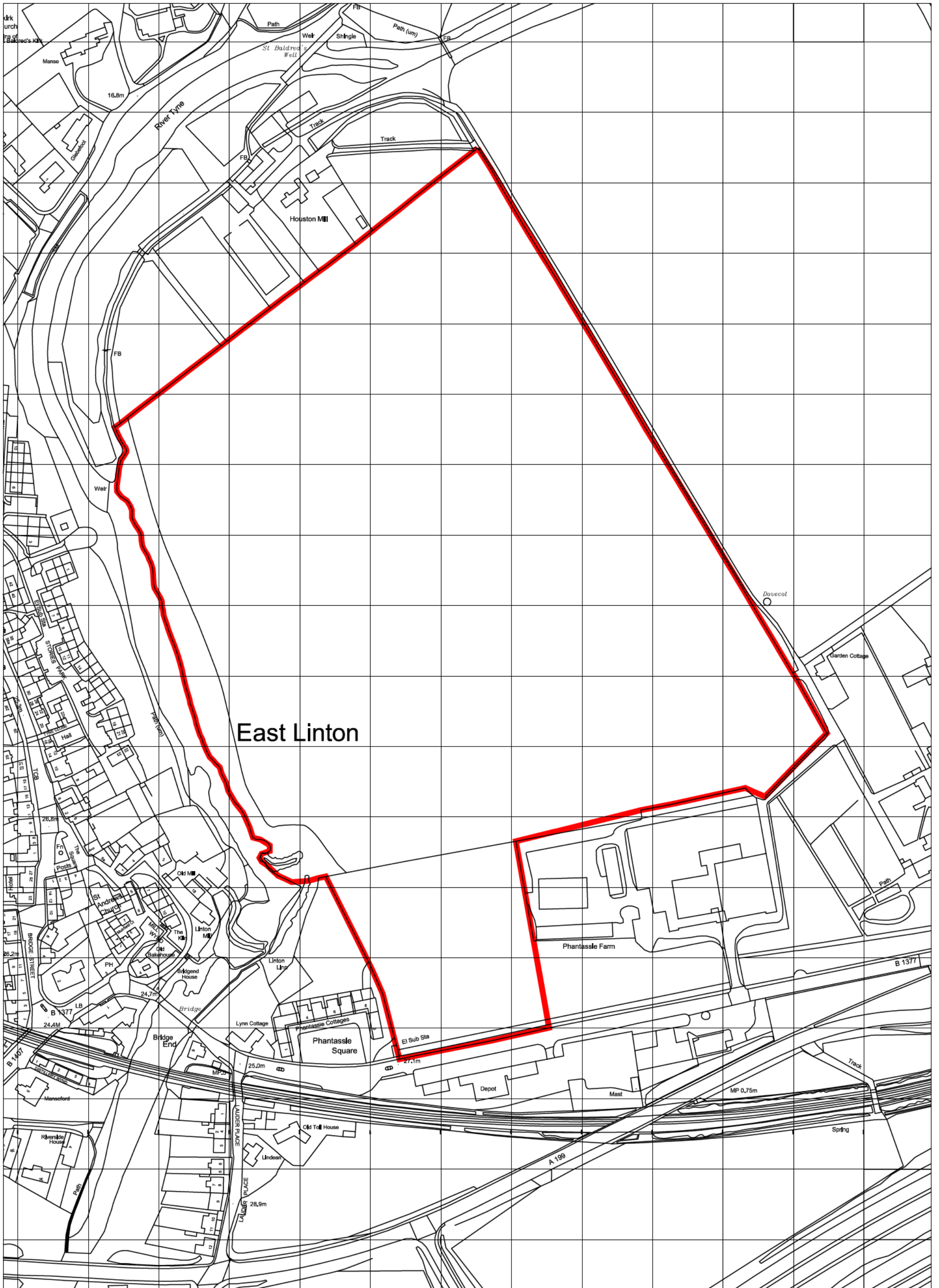
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Proposed Modification

1. Delete Policy DC8 Countryside Around Towns from the LDP.
2. If deletion of Policy DC8 is not agreed, then delete the DC8 designation from east East Linton.

Phantassie, East Linton Location Plan



East Lothian Local Development Plan

Housing Supply & Demand

Date: 4 November 2016

HolderPlanning

5 South Charlotte Street, Edinburgh, EH2 4AN.

Tel: 0131 225 6349

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Appendix 1: Revised Table HOU2

1. Introduction

- 1.1 This report considers issues relating to housing supply and demand and the adequacy of the approach set out in the East Lothian Council's Proposed LDP in addressing the requirements of SESplan, its related Supplementary Guidance and Scottish Planning Policy.
- 1.2 As described below, the LDP does not allocate sufficient housing land to be consistent with these documents as there are not enough housing sites identified to meet the housing building requirements identified in SESplan and the Supplementary Guidance. Consequently, there is a need to allocate additional sites in the LDP.

2. SESplan and Supplementary Guidance

2.1 2.1SESplan is the Strategic Development Plan (SDP), which was approved in 2013. Policy 5 (Housing Land) explains that for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built in the SESplan area. Moreover, it indicates that the requirement for the period 2009 to 2019 is for 74,835 houses. It then goes on to say that:

“Supplementary Guidance will be prepared to provide detailed further information for Local Development Plans as to how much of that requirement should be met in each of those six areas, both in the period 2009 – 2019 and in the period 2019 to 2024”

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The scale, nature and distribution of the housing requirement for an area identified in the local housing strategy and development plan should be based on the outcome of the housing need and demand assessment. Wider strategic economic, social and environmental policy objectives should also be taken into account when determining the scale and distribution of the housing requirement and the housing supply target for an area. Planning authorities may, as part of the development plan settlement strategy, direct development to particular locations to achieve desired policy outcomes. In such circumstances the planned level or direction of growth may not reflect past trends.

2.5 Thus, the ‘housing requirement’ as defined in SPP 2010, represents a ‘policy view’ of the amount of housing that requires to be delivered, taking into account economic, social and environmental matters, which is analogous to the description of the ‘housing supply target’ in SPP 2014 as described in paragraph 115 of SPP:

“The housing supply target is a policy view of the number of homes the authority has agreed will be delivered in each housing market area over the periods of the development plan and local housing strategy, taking into account wider economic, social and environmental factors, issues of capacity, resource and deliverability, and other important requirements such as the aims of National Parks. The target should be reasonable, should properly reflect the HNDA estimate of housing demand in the market sector, and should be supported by compelling evidence. The authority’s housing supply target should also be reflected in the local housing strategy.”

2.6 SPP 2014 redefines the meaning of the term ‘housing requirement’ in paragraph 116 as follows:

“Within the overall housing supply target, plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of land for housing is provided. The exact extent of the margin will depend on local circumstances, but a robust explanation for it should be provided in the plan.”

2.7 SESplan and its Supplementary Guidance do not use the term ‘housing supply target’, but it is clear that references in those documents to ‘housing requirement’ are in effect equivalent to a ‘housing supply target’. To accord with SPP, this means that a margin of 10% to 20% needs to be added to the housing requirements identified in the Supplementary Guidance. However, it is apparent from the commentary in Proposed LDP Technical Note 1 that the Council does not agree with this conclusion and that it considers that no generosity margin is required.

2.8 This conclusion is in our view inconsistent with Scottish Planning Policy definitions. It is also inconsistent with view reached by the Examination Report for the Edinburgh LDP, which concluded in paragraph 8 on page 128 that:

“The housing supply target is based on the HNDA but is a policy view of the number of homes that are needed by local authority area. SESplan predates current Scottish Planning Policy so does not use the word target but refers to housing requirements and housing land requirements. However for the purposes of the examination there is nothing to suggest to me that the figures in SESplan should not be interpreted as the target. Paragraph 108 of the strategic plan clarifies the plan’s role to ensure that the areas overall assessed housing requirements can be met by new house completions. SESplan clarifies that some of the housing demand generated by the city will be accommodated in the wider city region. The local development plan is required to demonstrate consistency with the Strategic Development Plan. The housing target as set through SESplan and its associated supplementary guidance is already approved and not a matter for this examination.”

2.9 Paragraphs 18 and 19 on page 130 of the Examination report go on to say:

“Paragraph 116 of Scottish Planning Policy states that within the overall housing supply target, plans should indicate the number of new homes to be built over the plan period. This figure should be increased by a margin of 10 - 20% to establish the housing land requirement so that a generous supply of land for housing is provided. The exact extent of the margin will depend on local circumstances, but a robust explanation for it should be provided in the plan.

In this case such a margin was not included in the strategic plan which pre-dates the current Scottish Planning Policy. Instead the flexibility is added to obtain the housing land requirement for this local development plan. The proposed plan applies a margin of 10% flexibility as indicated in the table below. I return to the matter of the sufficiency of this margin and whether it should be increased below.”

2.10 Thus, to be clear, the East Lothian LDP must provide sufficient housing land to meet the targets identified in the SESplan Supplementary Guidance to allow the specified number of houses to

be built within both periods identified. There is no 'generosity' included within the housing requirement identified in SESplan, and this should therefore be identified in the LDP.

2.11 The following section assesses the adequacy of the housing land supply contained in the Proposed LDP against the requirements of SESplan, its Supplementary guidance and Scottish Planning Policy.

3. East Lothian Housing Land Requirement

3.1 Section text Paragraph 110 of Scottish Planning Policy identifies the following policy principle:

“The planning system should identify a generous supply of housing land for each housing market area within the plan area to support the achievement of the housing requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times”

3.2 Paragraph 119 of SPP also indicates that:

“Local development plans in city regions should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption.”

3.3 The correct approach to be taken in the LDP can therefore be summarised as follows.

1. The identification of the two consecutive housing requirements (supply targets) established by the SESplan Supplementary Guidance for the periods 2009 – 2019 and 2019 – 2024.
2. The identification of a third housing requirement for the period 2024 – 2028 to provide sufficient housing land to meet the requirement to year 10 from the expected year of adoption (i.e. 2018).
3. The SESplan housing requirement (supply target) should be increased by a margin of 10 to 20% to establish the housing land requirement, in order to ensure that a generous supply of land is provided (SPP paragraph 116).
4. The LDP should make provision for sufficient houses to be built to meet the housing land requirement in the two time periods under consideration. This is likely to include the following sources of housing:
 - House completions to date
 - Land contained in the established land supply
 - Windfall
 - New housing allocations
 - Demolitions (subtract)

3.4 Table HOU2 of the Proposed LDP summarises the Council’s approach to meeting the SESplan housing requirement. In our view, Table HOU2 is flawed for the following reasons:

- Although Table HOU2 correctly identifies the SESplan housing requirements for 2009 – 2019 and 2019 – 2024, it does not set out the requirement for the period 2024 – 2028, which would cover the remainder of the 10-year period from LDP adoption in 2018 as required by SPP paragraph 119. Instead LDP Table HOU2 identifies two columns for the

period 2024 – 2032 and Beyond 2032. Interesting as this information may be, it is not a consideration required by Scottish Planning Policy.

- Table HOU2 does not apply a margin of generosity to each of the SESplan housing requirements. Instead, the final line simply identifies the percentage generosity for the period 2009 – 2024 combined, based on the assumption that the figures given for contributions from the new allocations are correct.
- The assumptions for the programming of house completions from the new allocations are clearly over-optimistic in terms of when sites will begin to be developed. The effect of this is to produce an unrealistically high contribution to meeting the housing requirement in the period 2019 – 2024.

3.5 We have therefore prepared a revised version of Table HOU2, which is contained in Appendix 1 to this document. This revised table contain two variants, the first assuming 10% generosity and the second 20%. We have numbered the lines of our Tables from 1 – 12. This is the same number of lines as the LDP version of the Table, but instead of the bottom line identifying a percentage generosity, we have inserted a new Line 3, which adds generosity for each phase of the housing requirement separately. It should also be noted that our Tables replace the two columns showing the housing requirement for the periods 2024 – 2032 and Beyond 2032, with a single column for the period 2024 – 2028, reflecting the requirements of SPP. As a consequence of this, we have retitled Line 2 (and Line 3) to refer to the SDP as well as the SDP.

3.6 To explain the derivation of each line:

3.7 Line 1 of LDP Table HOU2 correctly identifies SDP housing requirement periods in the two consecutive periods 2009 – 2019 and 2019 – 2024. However, our Tables go on to identify a third period from 2024 – 2028 as explained above.

3.8 Line 2 of LDP Table HOU2 correctly identifies the housing requirements of the SESplan Supplementary Guidance for the two time periods. In our HOU2 Tables, we have derived the requirement/target for the period 2024 – 2028 as well by extrapolating from the first 2 periods. For the first two phases, East Lothian’s total housing requirement is 9.3% of the SESplan total. If this percentage is applied to the period 2024 – 2032, for which the SESplan total requirement is 47,999 homes, the East Lothian requirement for that period would be 4,464. Pro-rata for the period 2024 – 2028, this is **2,232 homes**. This is a different methodology from that used in the LDP Table HOU2 for the period 2024 – 2032, which is derived from the SESplan HNDA for East Lothian over that period. In our view, this approach is not correct because it does not take into account the fact that the basis of SESplan’s housing land requirements is to redistribute a significant proportion of Edinburgh’s housing need and demand, as reflected in the requirements of the first two phases to 2024. A similar approach should therefore be taken to the third phase.

3.9 Line 3 of Table HOU2 identifies house completions from 2009 – 2015, which is as it should be.

3.10 Line 3 of our Tables HOU2 ‘A’ and HOU2 ‘B’ add 10% and 20% generosity margins respectively to the figures in Line 2.

- 3.11 As indicated above, paragraph 116 of SPP indicates that the generosity margin should be somewhere between 10% and 20% and a robust explanation given for the figure chosen. The Council disagrees that there should be any generosity provided, which is in our view both contrary to Scottish Planning Policy and illogical. This is because concept of generosity relates to the almost certain likelihood that not all of the housing land identified as effective will actually deliver completions. Consequently, the figures for housing land supply given in Table HOU2 will almost certainly be over-estimated. That is why SPP requires more than enough land to be allocated in LDPs. The question then, is what level of generosity is required? This, we accept, is difficult to judge.
- 3.12 One approach is to consider the past record of a Council in accurately predicting the delivery of the effective land supply. In 2008, Turley Associates undertook research for the Scottish Government entitled 'The Effectiveness of Housing Land Audits in Monitoring Housing Land Supply in Scotland', which formed part of the research base for PAN 2/2010. This research assessed the predictive accuracy of housing land audits and found that for East Lothian, over a 5- year period from 2001 – 2006, 55% of the effective housing land supply was not actually developed within this period. Similar outcomes were obtained for many audits across Scotland. Although we appreciate this is now quite an elderly piece of work, our experience is that the predictive estimates of the effective housing land supply in audits continue to be too optimistic, and the failure rate in most cases is likely to be more than 10% and often greater than 20%. To be more precise would require significant up to date research.
- 3.13 We therefore strongly recommend that East Lothian Council reviews the recent track record of its housing land audits in predicting actual delivery, and sets a margin of generosity which reflects this.
- 3.14 We agree with the figures provided for dwelling completions and contributions from the established land supply in Lines 3 & 4 of LDP Table HOU2, and these are repeated in Lines 4 & 5 of our tables.
- 3.15 Line 5 of LDP Table HOU2 identifies the contributions from new allocations. These figures are derived from the yearly programming contained in Appendix 2 of LDP Technical Note 1, and have been prepared by East Lothian Council. Although we do not take significant issue with the predicted number of yearly house completions in an improving market, we seriously question the 'blanket' approach of assuming that the vast majority of new allocations will deliver houses from next year onwards. This may be the case for some sites which already have planning permission (but even this is optimistic for many of those sites). However, for sites which do not yet have permission or are not yet subject to a planning application, this assumption will be impossible to achieve. It should be noted, for example, that in Musselburgh there is a requirement for a new secondary school and new primary schools, which will take a number of years to be operational. We are not aware that there is any specifically identified interim educational capacity, which means that there may be no significant development until post 2020.

- 3.16 In our view, the Council therefore needs to reappraise its delivery timescales for new housing sites, in consultation with the housebuilding industry and in the light of up to date information in respect to each site. This should be done as soon as possible and certainly before the Examination of the Plan, to provide the Reporter with the best estimate of housing delivery.
- 3.17 In the meantime it would be reasonable to assume that the programming of sites shown in Appendix 2 of LDP Technical Note 1, be deferred by one year. This is the approach taken in the our revised HOU2 Tables.
- 3.18 Lines 6 & 7 of LDP Table HOU2 identify contributions from windfall sites and loss of supply arising from demolitions. We agree with these figures and they are reflected in our HOU2 Tables.
- 3.19 Line 9 of LDP Table HOU2 identifies contributions from Blindwells, which we agree with, other than for a reduction in the delivery contribution in the period 2024 – 2028, as compared to the longer period 2024 – 2032 contained in LDP Table HOU2.
- 3.20 Line 11 on our tables shows the Grand Total Housing Land Supply. The differences between the Council's figures and our own are due to the deferral of new site programming by one year and our identification of the relevant period from 2024 – 2028, rather than to 2032 and beyond.
- 3.21 Line 12 of our revised Tables is equivalent to Line 11 of LDP Table HOU2, which identifies the shortfall/surplus of supply against the requirement. Clearly, there are significant differences between the conclusions reached.
- 3.22 LDP Table HOU2 concludes that the LDP allocates a significant surplus of housing land in the first and second periods, and a significant deficit in the third and fourth periods.
- 3.23 Our Revised Table A shows a significant shortfall in the first period, a significant surplus in the second period and a significant deficit in the third period. Our Revised Table B identifies even greater deficits in the first and third periods and a smaller surplus in the second period as compared to Table A.
- 3.24 The methodology employed to produces revised Tables A & B is consistent with SESplan, the SESplan Supplementary Guidance and the terms of Scottish Planning Policy. LDP Table HOU2, on the other hand, is flawed for the reasons given above.
- 3.25 SESplan Policy 5 is clear that land is required to be allocated in LDPs to meet the requirements for each of the consecutive time periods such that all of these houses can be built. This itself implies that more than enough land (i.e. a generous amount) needs to be allocated.
- 3.26 Table A identifies a shortfall of 1,308 homes to meet the Sesplan Policy 5 housing requirement + 10% from 2009 – 2019. Table B shows a shortfall of 1,933 homes in the same period if generosity of 20% is required. Even if there is no generosity applied, the shortfall is 683 homes.

4. Conclusion

- 4.1 Our revised Tables are, in our view, based on the correct methodology, deriving from the content of SESplan and Scottish Planning Policy. In respect to 'generosity' we have produced two variant tables, one assuming 10% and the other 20%. As indicated above, we recommend that East Lothian Council undertakes additional work to assess what the appropriate level of generosity should be, between these two limits.
- 4.2 We recommend that LDP Table HOU2 is replaced by a new table, reflecting the correct methodology outline in this representation.

Revised Table HOU2 A (assuming 10% Generosity)

1. PLANNING PERIODS	2009 - 19	2019 - 24	TOTAL TO 2024	2024 - 28	TOTAL
2. SDP/SPP Housing Requirement to 2028	6,250	3,800	10,050	2,232	12,282
3. SDP/SPP Housing Requirement + 10%	6,875	4,180	11,055	2,455	13,510
4. Dwelling Completions 2009 – 15	2,038	0	2,038	0	2,038
5. Contribution from Established Land Supply	2,670	2,143	4,813	0	4,813
6. Contribution from New Allocations	790	3,725	4,515	1,485	6,000
7. Contribution from Future Windfall Sites	84	105	189	110	299
8. Loss of Supply to Dwelling Demolitions	-15	-8	23	-12	-35
9. Sub-Total Housing Land Supply	5,567	5,965	11,532	1,583	13,115
10. Contribution from Blindwells	0	291	291	388	679
11. Grand Total Housing Land Supply	5,567	6,256	11,823	1,971	13,794
12. Shortfall / Surplus of Housing Land ⁽⁴⁾	1,308 deficit	2,076 surplus	768 surplus	484 deficit	284 surplus

Revised Table HOU2 B (Assuming 20% Generosity)

1. PLANNING PERIODS	2009 - 19	2019 - 24	TOTAL TO 2024	2024 - 28	TOTAL
2. SDP/SPP Housing Requirement to 2028	6,250	3,800	10,050	2,232	13,870
3. SDP/SPP Housing Requirement + 20%	7,500	4,560	12,060	2,678	14,738
4. Dwelling Completions 2009 – 15	2,038	0	2,038	0	2,038
5. Contribution from Established Land Supply	2,670	2,143	4,813	0	4,813
6. Contribution from New Allocations	790	3,725	4,515	1,485	6,000
7. Contribution from Future Windfall Sites	84	105	189	110	299
8. Loss of Supply to Dwelling Demolitions	-15	-8	23	-12	-35
9. Sub-Total Housing Land Supply	5,567	5,965	11,532	1,583	13,115
10. Contribution from Blindwells	0	291	291	388	679
11. Grand Total Housing Land Supply	5,567	6,256	11,823	1,971	13,794
12. Shortfall / Surplus of Housing Land	1,933 deficit	1,696 surplus	237 deficit	707 deficit	944 deficit

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Stewart Milne Homes

Phantassie, East Linton

Representation to the East Lothian Local Development Plan

**To Support an Allocation for Residential Development and
Open Space**

4th November 2016

HolderPlanning

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1. Introduction

- 1.1 This representation has been prepared on behalf of Stewart Milne Homes in response to the East Lothian Proposed Local Development Plan (LDP). More specifically it relates to land at Phantassie, East Linton, to the east of the village, which we consider should be allocated for residential development and open space.
- 1.2 The site is located in the south-eastern corner of East Linton on an area of agricultural land known locally as Phantassie Farm. The site is bounded to the north by agricultural land and the River Tyne, to the south by the B1377 (Mill Wynd), to the east by agricultural land and to the west by the River Tyne.
- 1.3 The boundary of the site is shown in Appendix 1 and is approximately xx hectares in size. As shown in the concept masterplan (Appendix 2), a significant part of the site is identified as a public park, to the north of approximately 100 new homes.
- 1.4 East Linton is within the East Coast Strategic Development Area identified in SESplan, and would be a sustainable location for new homes. It is well located in respect to the strategic road network, and there is a good prospect of a new rail station in the village. The site itself can be developed in a manner that will not detract from the character of the area.
- 1.5 Our separate representation in respect to Housing Supply & Demand concludes that the Proposed LDP does not identify enough housing sites to meet the SESplan housing requirements for East Lothian. Consequently, additional housing sites will need to be allocated, and we recommend that Phantassie is one of these.
- 1.6 Our separate representation in respect to the proposed policy for Countryside Around Towns explains why this policy should not be taken forward in the LDP, and in any circumstances should not be applied to the Phantassie site. As explained in the Landscape Assessment of the Phantassie site (Appendix 3) accompanying this representation, the site can be developed for housing and open space without harming the character of East Linton.

2. Planning Policy Context

SESplan

- 2.1 The East Lothian Local Development Plan must conform to the Strategic Development Plan for the Edinburgh and South East Scotland area (SESplan) and its Supplementary Guidance. To conform to SESplan, the LDP must allocate land sites for 6,250 houses for the period 2009 to 2019 and 3,800 houses for the period 2019 to 2024.
- 2.2 SESplan's Spatial Strategy and policies (Figures 1 and 2 and Policies 1A and 1B) identifies Strategic Development Areas for as the main focus for future growth. Within East Lothian, the 'East Coast' sub-region is identified as an SDA, which focuses growth towards the A1 and East Coast Main Line. East Linton is within the East Coast SDA.
- 2.3 An underlying principle of SESplan's Spatial Strategy is that in the selection of new development sites to meet its requirements, existing allocated sites must be carried forward and these existing allocations must be complemented by and must not be undermined by new land allocations. SESplan Policy 1A requires LDP's to indicate phasing and mix of uses appropriate to secure the delivery and provision of infrastructure to accommodate development.

National Planning Framework 3

- 2.4 NPF3 expects East Lothian to experience one the highest levels of population growth in the country over the next 20 years and beyond.
- 2.5 Housing requirements around Edinburgh are expected to be high and NPF3 identifies that the SESplan area has the second highest level of predicted population and household growth. Within Edinburgh and South East Scotland, NPF3 is clear that it expects SESplan to make a concerted effort to deliver a generous amount of housing land. NPF requires, 'targeted action to better match demand for land with infrastructure capacity.' Within city regions infrastructure capacity is limited and the Scottish Government expects planning authorities, developers, government agencies and infrastructure providers to remove these constraints. The utilisation of existing infrastructure is preferred and strategic thinking, partnership working and innovation are expected (pages 7 and 13).

Scottish Planning Policy (2014)

- 2.6 SPP puts in place a presumption in favour of development, which contributes to sustainable development. It places a particular emphasis on the delivery of a generous supply of housing and good 'placemaking' in so doing.

3. The Phantassie Site

3.1 A conceptual masterplan for the site has been prepared (Appendix 2) within the context of a Landscape and Visual Impact Assessment (Appendix 3), Transport Appraisal (Appendix 4) and a Flood Risk Assessment (Appendix 5).

Landscape

3.2 McCreddie Design were commissioned to undertake a Landscape and Visual Impact Assessment for the Phantassie site. The assessment concludes that the land to the east of East Linton and to the immediate north of the Phantassie Hamlet is well defined and accessible with the capacity to accommodate an appropriate form of residential development. The site has a direct relationship to both the existing and emerging community and with the permitted redevelopment of the Phantassie Steading building group to accommodate a retail and tourist facility with up to 259 car parking spaces and service areas, the landscape character of the area will already be the subject of significant change.

3.3 The site is located within the East Linton Conservation Area however, importantly, Central and Local Government Policy covering these Areas does not seek to preclude new forms of development. Rather, the Conservation Area status should be used to “enable positive change on the historic environment” and ensure that “this change should be sensitively managed to avoid or minimise adverse impacts.” (SPP, Para 137) The proposed developable area established by this assessment and, taking into account other constraints across the land holding, will result in a relatively low key extension to East Linton, allowing for a high quality development form to come forward which will, through sensitive design and planning, respect the Conservation Area status of East Linton, the range of listed buildings, and importantly, the wider landscape setting.

3.4 In this regard, it is considered that through a tailored approach to delivering an appropriate scale of development on the site, landscape and visual impacts generated by these proposals can be mitigated against, leading to the delivery of a logical extension to the community of East Linton.

Transport

3.5 The assessment (Appendix 4) has considered the accessibility of the proposed development site by all modes of transport including walking, cycling, public transport and by car, concluding that sustainable walking and cycling opportunities are readily available. Bus services operating in the vicinity of the site provide access into Edinburgh, Berwick-upon-Tweed and Dunbar.

- 3.6 The development will incorporate 'Designing Streets' principles to ensure that travel by the most sustainable modes is maximised with measures put in place to reduce the necessity for private car trips.
- 3.7 A comprehensive network of pedestrian and cycle facilities will be provided throughout the development to encourage local trips to be made on foot or by cycle. A number of pedestrian / cycle accesses will be formed to ensure that the internal network is well connected to the external facilities.
- 3.8 Local amenities such as the town centre, East Linton Primary School and the proposed East Linton rail halt are located within a convenient walk or cycle of the site providing opportunity for travel to and from the site on foot and by cycle. In addition, public transport facilities such as existing bus stops are located within an acceptable walk of the site. It is intended that the site's accessibility will encourage residents to travel to and from the site using sustainable modes of travel.
- 3.9 It is considered that the range of proposed accesses and improvements, including a pedestrian footway on the bridge at Station Road will ensure that the development is accessible by all modes of transport and that it will provide opportunity for residents to access the site by sustainable modes of travel.

Flooding

- 3.10 Envirocentre were commissioned to undertake a Flood Risk Assessment (Appendix 5)
- 3.11 The proposed development will be designed in line with principles set out in the Flood Risk Management (Scotland) Act 2009 and will meet all requirements under Scottish Planning Policy with regards to flood risk. All areas potentially at risk of flooding with an annual probability of 0.5% (1:200) or greater will be avoided. The development will be located outwith the functional floodplain of the River Tyne. There will therefore be no increase in flood risk within the site or elsewhere.
- 3.12 To ensure the development is effectively and robustly protected against flooding, all floor and road levels will be constructed at least 0.5 m above the 0.5% annual exceedance probability flood levels.
- 3.13 Runoff from the site will be controlled by incorporating Sustainable Drainage Systems (SuDS) within the design. The SuDS will buffer stormwater within the site with the objective to reduce

runoff to “greenfield” runoff rates. SuDS systems will also provide water quality treatment to ensure the development does not result in a deterioration of surface or groundwater quality

Site Development Strategy

3.14 The Preliminary Concept Masterplan (Appendix 2) has been designed to take on board the known constraints and opportunities established by the Project Team through a series of studies, including the LVIA, Transport Appraisal and Flood Assessment. The masterplan is presented in Figures A, B and C. Figure C takes into account the planning permission for retail development on the site frontage. Figures A and B assume that this development will not take place.

3.15 The proposed development form presented at this stage as a concept takes into account the key issues associated with the setting, including the area’s ‘Conservation Area’ status, which it is acknowledged does not discourage high quality forms of development from coming forward, as well as the development proposals for the adjoining site at Phantassie Farm.

3.16 The site can be seen within the context of an established settlement pattern. Two distinct settlement forms lie immediately to the east of East Linton and within close proximity to the subject lands. The first is the ‘hamlet’ of Preston which is located on the north-eastern edge of East Linton and the second is the ‘hamlet’ of Phantassie which lies to the south east. Following an assessment of the subject lands it was concluded that the part of the landholding immediately adjacent to Phantassie represented an appropriate location for a new form of development to come forward without impacting on the wider landscape setting nr the key attributes of the Conservation Area.

3.17 The Concept Masterplan shows a planned extension to the hamlet at Phantassie with the proposed development offering scope for a range of dwelling types to come forward. However, the proposed housing at this location, set within the Conservation Area, will necessarily be developed to reflect the high quality townscape associated with this part of East Linton with all new build designed to reflect a site-wide Design Code. The Design Code would be developed in association with officers from East Lothian Council to ensure the house types that come forward are appropriate for the area. In addition, the Design Code will include guidance on the quality of the street scene as well as other components of the development form, including structural landscaping.

3.18 The adjacent site at Phantassie Farm has been the focus of development proposals for a retail and heritage visitor centre and as a result, the area is going through a process of change and

evolution. A well planned residential form of development on the site, located to the north and west of Phantassie Farm will be seen as a natural extension to this community.

3.19 The new development form will be laid out to respect the listed buildings in the area with the new building line on a southern elevation set out to line up with the listed steading buildings. In turn, this approach will ensure that the new housing will not impact on the setting of the listed Phantassie Cottages and its 'Square' which were constructed close to the main road frontage. It is proposed that a green open space will be created either side of a new access road into the subject lands and this will be planted up with specimen trees to help formalise the setting.

3.20 The new development form, set back from a new gateway entrance, will be developed at an appropriate height and in an architectural style drawing on the local vernacular. This offers scope for a 'terraced mews' type development to be created with a design drawing on the style of the local cottages in the area. The internal street scenes and building forms will draw on the guidance of Designing Streets with the potential to introduce a range of house types to add to the overall quality of the development.

3.21 In contrast to the terraced cottages and mews houses to the west of the site, it is considered that there is scope to add to the range of house types to reflect the wider Phantassie area. This could include larger house types set within larger plots which in turn will allow a bold structure planting strategy to come forward. This would include tree planting within individual plots, with belts of woodland balanced against formal tree planting. Green corridors will be created as a network of open spaces allowing access to the wider community. This access strategy draws upon the network of paths already established in the area, including the Core Path System and the John Muir Way. In effect the new paths will be introduced within a new Green Infrastructure network which will be seen to frame the development site and open up more opportunities for local people to get access to the countryside.

3.22 The new housing within the development will be planned around a series of 'lanes' which will open up into a series of country walks with the potential to provide additional links back into the village centre. Potential options will be looked at to provide enhanced linkage into the village centre.

3.23 It is acknowledged that the central and northern sectors of the subject lands are within the River Tyne 1:200 year flood plain (SEPA Flood Maps). SMH has commissioned a detailed assessment of the floodplain to establish with greater certainty its extent. In the meantime, this area has been left undeveloped. It is considered that this part of the subject lands could be given over to the

local community for leisure and recreational use. This would in turn, open up the area to the community with the potential for greater numbers of the local community to enjoy the village and its' setting to the east. Detailed proposals for this area are not shown on the Preliminary Concept Masterplan, however it is considered that the remaining part of the field could be retained in perpetuity for sporting/leisure uses, kept free of development and available for a range of community activities such as cricket, rugby and football, etc.

3.24 In contrast a more intimate series of amenity open spaces will be laid out to frame the immediate setting to the proposed development form and in turn this will be defined by a combination of tree and hedgerow planting. This will include an area of open space laid out between the listed Dovecot to the east of the site and the new build housing and this open space will be designed to minimise any impact on the setting to the listed building.

3.25 In general, therefore, the master planning strategy envisages the delivery of a new residential development form designed to respect the sensitivities of this landscape setting yet maximising the benefits of this location towards the edge of East Linton. In addition it is acknowledged that due consideration will need to be given to the detailed design of the development which, it is considered, should be controlled by a site-wide 'Design Code.' Reference will be taken from the historical environment to develop the Design Code to ensure that, overall, the new development will be seen as a logical extension to the local community at Phantassie and as an integral part of the wider East Linton settlement form.

Site Effectiveness

3.26 PAN 2/2010 (page 17) identifies the categories under which effectiveness for housing development is considered, and we deal with these, as follows :

Ownership: The site is in the control of a SMH under an option agreement which allows the house-builder to purchase the site following receipt of planning permission and all other necessary consents.

Physical: There are no physical constraints to the development of the site for housing.

Contamination: There is no contamination on site.

Deficit Funding: No public funding is required to develop housing on the site.

Marketability: East Linton is a sought after location for house-buyers, recently demonstrated at the nearby Miller Homes development

Infrastructure: The required infrastructure for housing development is available or can be made available.

Land Use: Housing is the sole preferred use in the context of this planning application.

4. Conclusions

4.1 In our view, the Phantassie site should be allocated for residential development in the forthcoming Local Development Plan, for the following reasons.

- East Linton is within the East Coast Strategic Development Area, which is identified as a focus for housing development in SESplan.
- Our representation on 'Housing Supply and Demand' demonstrates that there is a significant shortfall in the amount of housing land allocated in the Proposed LDP relative to SESplan requirements. Additional housing sites therefore require to be identified, and this particular site is ideally suited.
- Physically, the site is well suited for accommodating housing. It represents a relatively small and logical extension to East Linton, and as demonstrated by the LVIA and Conceptual Masterplan can be appropriately accommodated within the existing landscape structure of the area.
- The site is effective.
- The Transport Appraisal shows that East Linton is an accessible location, located as it is with good access onto the trunk road network. The prospect of a new rail halt in the town is increasing likely, which will further improve the opportunity for sustainable travel. The site itself is easily connected into the existing road network.
- As indicated in our representation on the Proposed LDP's 'Countryside Around Towns' designation, it is not considered appropriate to apply this designation to the Phantassie site.

Proposed Modification to LDP

Allocate the Phantassie land for residential development through inclusion of a new proposal and identification of the site on the Proposals Map.

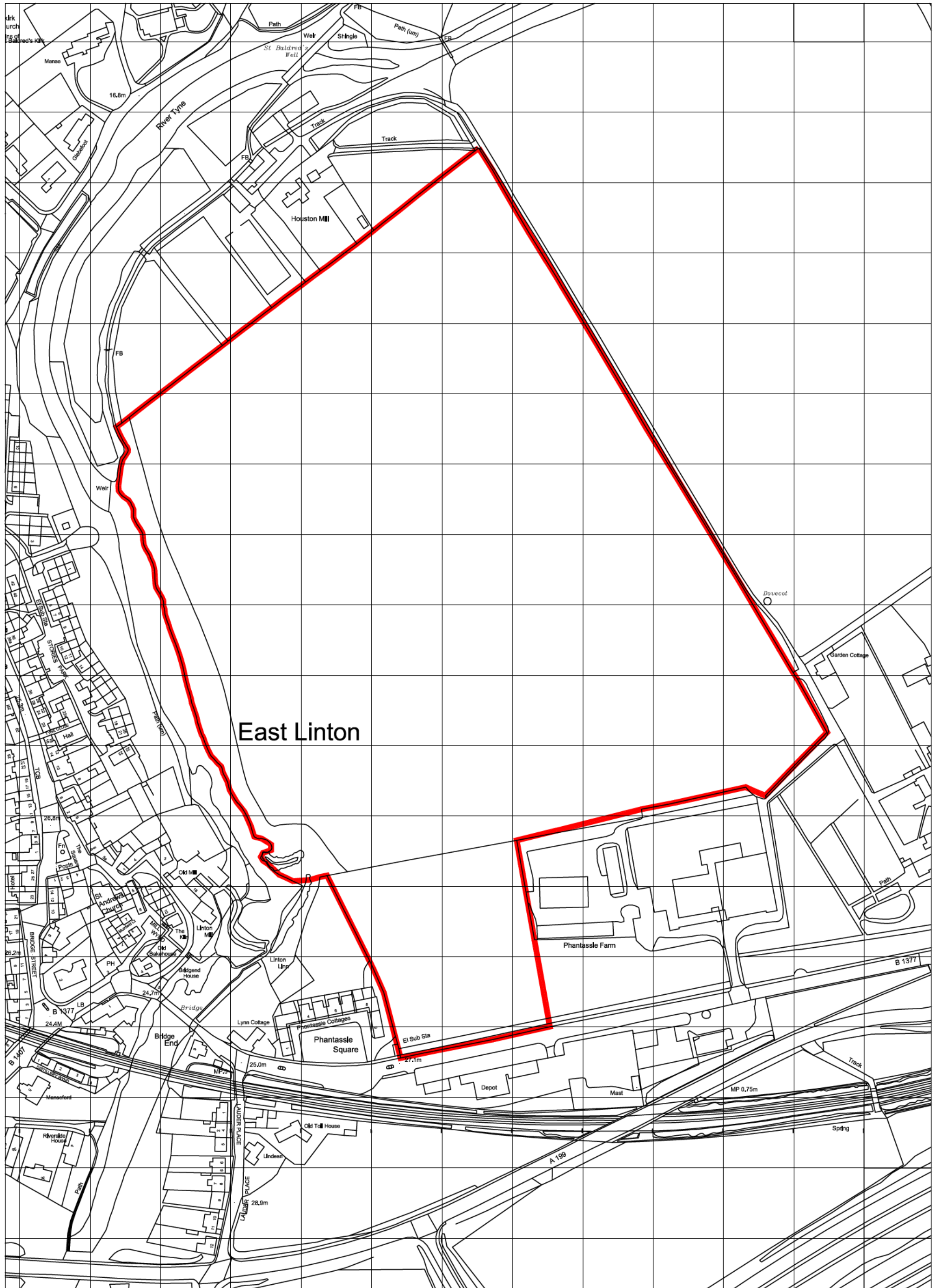
HolderPlanning

5 South Charlotte Street, Edinburgh, EH2 4AN.

Tel: 0131 225 6349

www.holderplanning.co.uk

Phantassie, East Linton Location Plan



Transport & Accessibility Statement – Phantassie, East Linton

Introduction

This statement provides an assessment of the existing transport conditions and indicative access strategy to support the site located in the south-eastern corner of East Linton, East Lothian on an area of land known locally as Phantassie Farm.

The development of the proposed development site is expected to provide in the region of 100 residential units to the existing settlement of East Linton.

Policy Context

A review of the relevant transport planning policy and guidance has been undertaken to inform the creation of a framework for the proposed development site.

Scottish Planning Policy (June 2014)

Scottish Planning Policy (SPP) was last published in June 2014, and superseding the previous version from February 2010. SPP is the statement of the Scottish Government's Policy on nationally important land use planning matters.

SPP places great emphasis on the planning system and the preparation of local development plans to guide sustainable development. SPP states: "The planning system should support a pattern of development which optimises the use of existing infrastructure, reduces the need to travel, provides safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitate travel by public transport, enable the integration of travel modes, and facilitate freight movement by rail or water".

SPP indicates that a Transport Assessment should be prepared for significant travel generating developments, and sets out parking policies for development, including maximum national parking standards for certain land uses and minimum standards for disabled parking provision.

In terms of the strategic road network, development proposals are required, where practicable, to achieve a no net detriment position with regards to safety or overall network performance.

In summary, SPP builds upon previous SPP policy, advocating sustainable development in locations that can be served by a variety of modes of transport, that reduces the need to travel and that encourages better integration of land use and transport thereby encouraging travel by sustainable modes.

Designing Streets (March 2010)

Designing Streets is the first policy statement in Scotland for street design and marks a change in the emphasis of guidance on street design towards place-making and away from a system focused upon the dominance of motor vehicles.

It has been created to support the Scottish Government's place-making agenda and is intended to sit alongside the 2001 planning policy document '*Designing Places*', which sets out government aspirations for design and the role of the planning system in delivering these.

Designing Streets supports the creation of mixed-use neighbourhoods with well-connected street patterns, where daily needs are within walking distance of most residents. Layouts built on these more traditional lines are likely to be more adaptable and will lead to lower car use thus contributing to wider transportation and environmental objectives.

Regional Transport Strategy SEStran 2008-2023 (2008)

The Regional Transport Strategy (RTS) primary aim is to support south east Scotland as a dynamic and growing area which aspires to become one of northern Europe's leading economic regions. The objectives of the RTS are as follows:

- Economy – will ensure transport facilitates economic growth, regional prosperity and vitality in a sustainable manner.
- Accessibility – will seek to improve accessibility for those with limited travel choice, including those of mobility difficulties, or those with no access to a car, particularly those who live in rural areas.
- Environment – will ensure development is achieved in an environmentally sustainable manner.
- Safety & Health – shall promote a healthier and more active SEStran area population through amongst other things promoting trips frequency by walking/cycle.

RTS policy will amongst other things:

- Policy (P) 1 – presume in favour of schemes that improve efficiency and effectiveness of public transport and make it a more attractive option;
- P2 – will support all aspects of bus services as a means of tackling congestion;
- P9 – where improvements in accessibility are found to be required, the RTS will seek in the first instances, to deliver these by enhancing conditions for pedestrians, cyclist and public transport;
- P23 – will afford higher priority for development which improves the accessibility by public transport, walking and cyclist of key development areas;
- P24 – will prioritise interventions that promote the use of more sustainable modes of transport, in particular non-motorised modes;
- P29 – requires transport interventions to be designed and operated to minimise their impact on the environment;
- P35 – provides a presumption in favour of schemes that lead to greater physical activity and that facilitate independent travel especially by children; and
- P36 – provides a presumption in favour of schemes that enhance personal security.

Strategic Development Plan SESplan 2013 (June 2013)

One of the key principles of this plan is to reduce the need to travel and promote the use of sustainable modes of transportation.

The transportation policy supports and promotes the development of a sustainable transport network and has the following key aims for Local Development Plans:

- Ensure that development likely to generate significant travel demand is directed to locations that support travel by public transport, foot and cycle;
- Ensure new developments minimise the generation of additional car traffic, including through the application of mode share targets and car parking standards that relate to public transport accessibility;
- Ensure that the design and layout of new development demonstrably promotes non-car modes of travel; and
- Consider the merits of protecting existing and potential traffic-free cycle and walking routes affected by the development proposals.

Local Policy – East Lothian Local Plan (October 2008)

The East Lothian Local Plan was adopted in October 2008 and sets out the Council's policies to guide development in East Lothian.

In relation to transportation the Council identify the following objectives:

- Locate new development so as to reduce the need to travel, particularly by private car;
- Reduce commuting to Edinburgh from the landward Council areas;
- Maximise accessibility for all in the community by foot, cycle and public transport; and

- Identify new transport infrastructure required to support the development strategy.

In particular Transportation Policies T1 and T2 should be considered for the proposed development:

- T1 – New developments shall be located on sites that are capable of being conveniently and safely accessed by public transport, on foot and by cycle, as well as by private vehicle. Exceptions to this general policy will only be considered where there is a specific operational requirement for a location that does not meet the terms of this policy, or where there are overall planning benefits to be gained.
- T2 – New development must have no significant adverse consequences for:
 - Road safety;
 - The convenience, safety and attractiveness of walking and cycling in the surrounding area;
 - Public transport operations in the surrounding area, both existing and planned, including convenience of access to these and their travel times;
 - The capacity of the surrounding road network to deal with traffic unrelated to the proposed development; and
 - Residential amenity as a consequence of an increase in motorised traffic.

East Lothian Council – Main Issues Report

East Lothian Council commenced public consultation on its *Main Issues Report (MIR)* on Monday 17 November 2014. The MIR is the first formal stage leading to the new East Lothian Local Development Plan. The consultation documents sets out possible strategies for accommodating new development such as housing in East Lothian.

Following the consultation the Council will consider all responses and use these in preparing the proposed LDP, which is expected to be published late 2015.

A presumption in favour of development that contributes to sustainable development has also been introduced to SPP. Development Plans are to take this in to account alongside the environmental and infrastructure opportunities and constraints in their area. They are to direct development to appropriate locations, integrate land use and transport and help bring about regeneration. The development strategy should also be deliverable in view of the resources available to implement the plan.

Sustainability is a theme that is already embedded in the SDP's spatial strategy and policy approach and is not a separate policy area. It is a specific aim of the SDP to ensure that new development is directed to sustainable locations. The SDP also requires LDP policies and proposals to respond to climate change by promoting mitigation, adaptation, appropriate design, regeneration and by encouraging the use of sustainable building materials.

Objective and Outcomes include amongst other things:

- To ensure that new development, and the locations where and way in which it is delivered, contributes to climate change and regeneration objectives, including the need to reduce travel, greenhouse gas emissions as well as energy consumption and waste, and to provide for appropriate renewable energy generation opportunities.
- To integrate land use and transport by finding locations for new development that reduce the need to travel and that are well-served by a range of transport modes, particularly public transport and active travel opportunities, and to help reduce CO₂ emissions.

Opportunities and Constraints Dunbar Map

East Linton is located on the East Coast Main Line but has no station. However, a funding bid is being progressed for a station in the village.

East Linton has one preferred site: PREF-D7 and the village is classified as “other options” i.e. a location for further development short, medium and long term.

Key Message:

- “The Council supports the provision of a new rail halt at East Linton but delivery of that facility is yet to be confirmed”
- “If a new rail halt at East Linton is deliverable, an expansion of that settlement may be considered. Environmental and infrastructure constraints at East Linton would need to be taken in to account if any further development were to be directed to that settlement.”

Summary

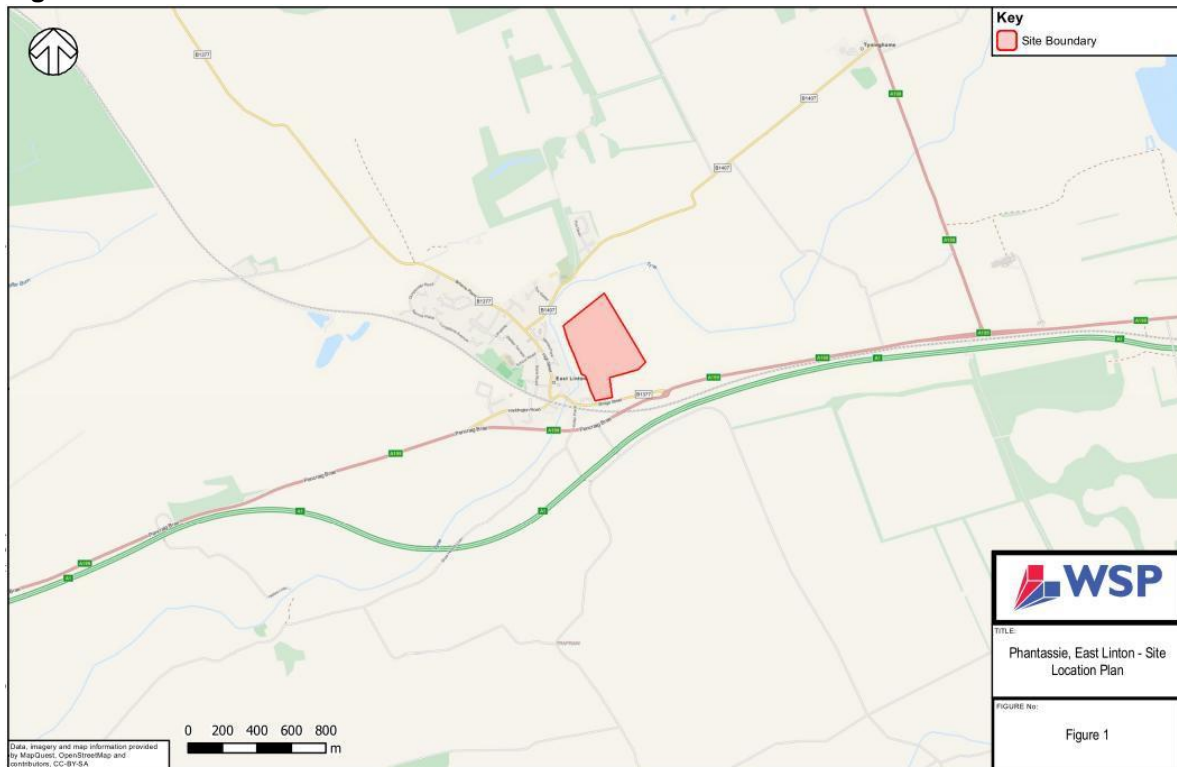
A review of transport planning policy has been presented to provide an overview, and to set out the context for the proposed development site. It is considered that the future expansion of East Linton will conform to the relevant policy.

Existing Transport & Accessibility Conditions

This section of the report will set out the existing access conditions within East Linton for all travel modes, starting with active travel and public transport; in line with current national transport policy which encourages new development to prioritise the most sustainable travel modes.

The proposed development site is located in the south-eastern corner of the existing settlement of East Linton on an area of agricultural land. The site is bounded to the north by agricultural land and the River Tyne, to the south by the B1377 (Mill Wynd), to the east by agricultural land and to the west by the River Tyne. The site location is illustrated in Figure 1.

Figure 1: Phantassie Site - Location Plan



Active Travel Modes

The existing pedestrian facilities within East Linton are considered suitable for people to access large areas on foot. The site is well located in terms of proximity to the town centre amenities; however access opportunities are constrained by the River Tyne which winds around the north and west of the site.

At present the site can be accessed on foot directly from the B1377, and also via footpaths which run along the eastern boundary, tying in to B1377 to the south and the B1407 via a footbridge to the north.

The B1377 is a single carriageway road with a 40mph speed limit in place along the site frontage, before dropping to 30mph at the south-western corner of the site. There are footways and street lighting provided on the northern side of the carriageway. This provision extends west/north-westwards to the town centre, where there is a comprehensive network of pedestrian footways. There are however no footways on the bridge over the River Tyne, which is located on Station Road approximately 250m west of the site.

The footway on the B1377 connects with the footway on the A199 (Pencraig Brae) eastwards along the A199 to West Barns. The A199 is a single carriageway road with the national speed limit in place.

There are drop kerbs with tactile paving and central refuge islands at key crossing locations within the town centre on the B1407 and the B1377 (Mill Wynd) providing safer locations for pedestrians to cross. Figure 2 illustrates the extent of the existing pedestrian facilities within East Linton.

Figure 2: Existing Pedestrian Facilities



The existing conditions within East Linton are considered suitable for local cycle journeys, with a 30 mile per hour (mph) speed limit in place on the majority of the local road network.

The development site is also located within easy reach of the following cycle routes:

- National Cycle Route 76 – this is a long distance cycle route which extends from St Andrews to Berwick upon Tweed via Edinburgh, East Linton and Haddington. This route comprises a combination of on-road and traffic free route sections and passes along Mill Wynd on southern site boundary.
- East Lothian by Bike Route – this route extends from East Linton to North Berwick. It is an on-road route which predominantly comprises quiet country roads. Passes within circa 400m of development site.

Additionally, the John Muir Way passes within 100m of the northern development site boundary, providing easy access to a valuable leisure resource.

Safer Routes to School

East Linton Primary School is located to the west of the town centre, with access taken from School Road. There is a pedestrian footway on the northern side of the carriageway. The location of the school is shown in Figure 3.

Figure 3: East Linton Primary School Location Plan



The road network within East Linton town centre is restricted to a 30mph speed limit. Furthermore, School Road which provides access to the primary school is traffic calmed, with speed cushions in place from its junction with the B1377 through to the school access.

As shown in Figure 2, there is a good footway network with street lighting that covers the majority of streets in East Linton, allowing pupils to access the school safely. In addition there is crossing points at key locations on the B1407 and B1377.

Public Transport Services

The site is readily accessible by public transport, with the nearest bus stops being located on the B1377 on the southern boundary of the site. These stops form part of bus routes 106, 120, 253 and X6 and X8 and provide approximately three services per hour to Edinburgh, one service per hour to Berwick upon Tweed, two services per hour to Dunbar and one service every two hours to North Berwick.

The bus services are available from bus stops on the B1407 and B1377 at the south-eastern and north-western corners of the site. Existing facilities at the bus stops are limited to a formal bus stop with timetable information. The locations of all the bus stops within East Linton are shown in Figure 4.

Figure 4: East Linton Bus Facilities



Consideration is currently being given to plans to provide a new railway station at East Linton, connecting the town with the Edinburgh to Dunbar rail line. The new rail halt is now considered to be a strong possibility, given the conclusions to the Edinburgh to Berwick-Upon-Tweed rail study, and inclusion of an East Linton rail halt within the Scotrail Franchise Invitation to Tender (ITT) published in January 2014 by Transport Scotland. A joint funding bid for the new halt has been submitted by East Lothian Council and Scottish Borders Council to the Scottish Government rail fund, with an anticipated December 2016 operational date if approved.

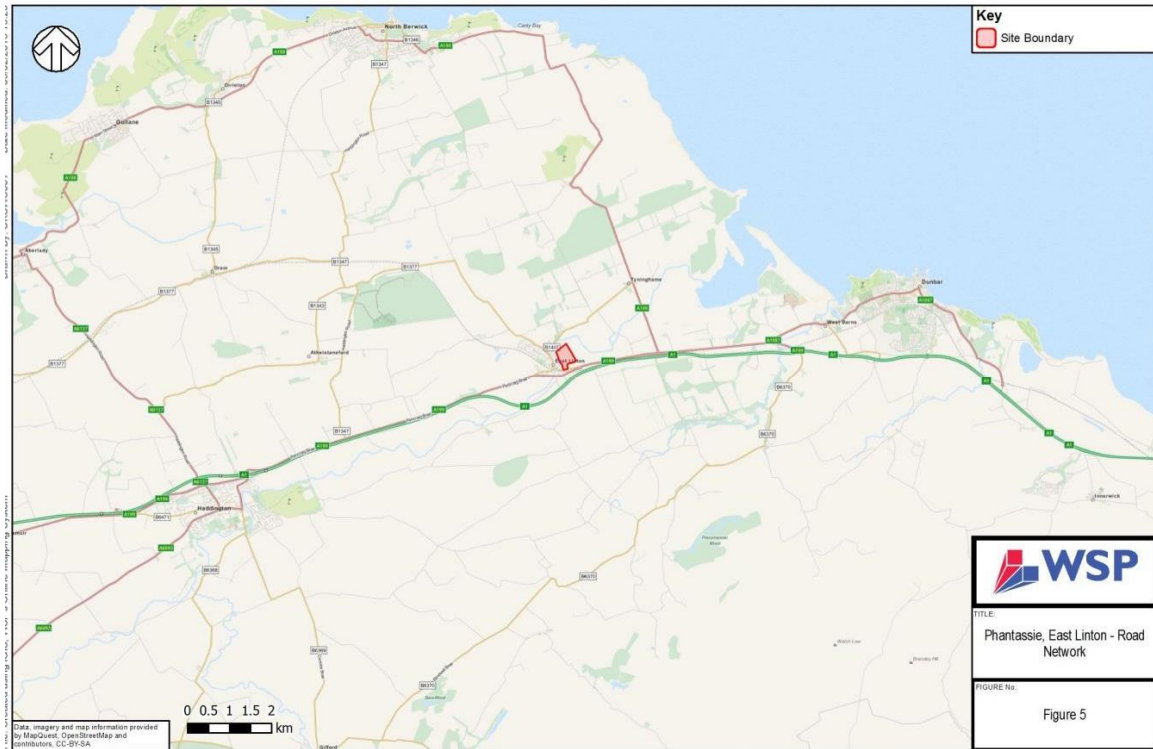
Although the number of car parking spaces is not yet known, recently opened stations of this size have had approximately 150-200 spaces. With similar travel times/frequencies as North Berwick, an approximately 30 minute journey time into Edinburgh, with at least two hourly services would represent a significant improvement in sustainable travel options for residents of East Linton.

Road Network

The primary road corridor through East Linton is the B1407 and B1377. The B1407 connects the south-west of East Linton to the A199 before joining the A1, while the B1377 connects the south-east of East Linton to the A1. The A1 provides connections to surrounding major destinations in the central belt, including Edinburgh and Glasgow via the strategic road network.

In addition the A1 provides access to the north east including Berwick-upon-Tweed, Alnwick and locations further afield including Newcastle. Figure 5 illustrates the road network surrounding East Linton.

Figure 5: Road Network



Proposed Development Access Strategy

Transport modes and connections will have a major influence on how the future development site will be accessed and served to achieve a sustainable framework for development.

National guidance places an emphasis on ensuring that an integrated and permeable street network is provided to ensure that new development does not concentrate additional traffic onto single points on the network, but rather provides options for access and egress.

Designing Streets policy promotes the creation of a network of streets that have a strong place function and provide connected and accessible neighbourhoods with multiple accesses. This type of network encourages the use of more sustainable modes and effectively distributes vehicles across the network. This approach to street design can also have a positive impact on driver behaviour through encouraging a reduction in vehicle speeds.

The design of the site accesses and external linkages will be carefully considered in order to ensure that sustainable modes of transport are encouraged and that there is adequate integration between existing and new facilities.

The internal street layout within the sites will provide multiple links throughout the development and provide streets that encourage low vehicle speeds, to the benefit and encouragement of walking and cycling.

Active Travel Modes

It is proposed to provide comprehensive pedestrian accesses into the site to ensure convenient connection is provided between the internal and established external pedestrian networks. Pedestrian access will be provided via new links at the northern-eastern and southern boundaries of the site, to ensure convenient access to the local area.

The proposed development site is well located in terms of proximity to local amenities. As set out above, there is a network of pedestrian facilities provided both in the immediate vicinity of the proposed development site and throughout East Linton.

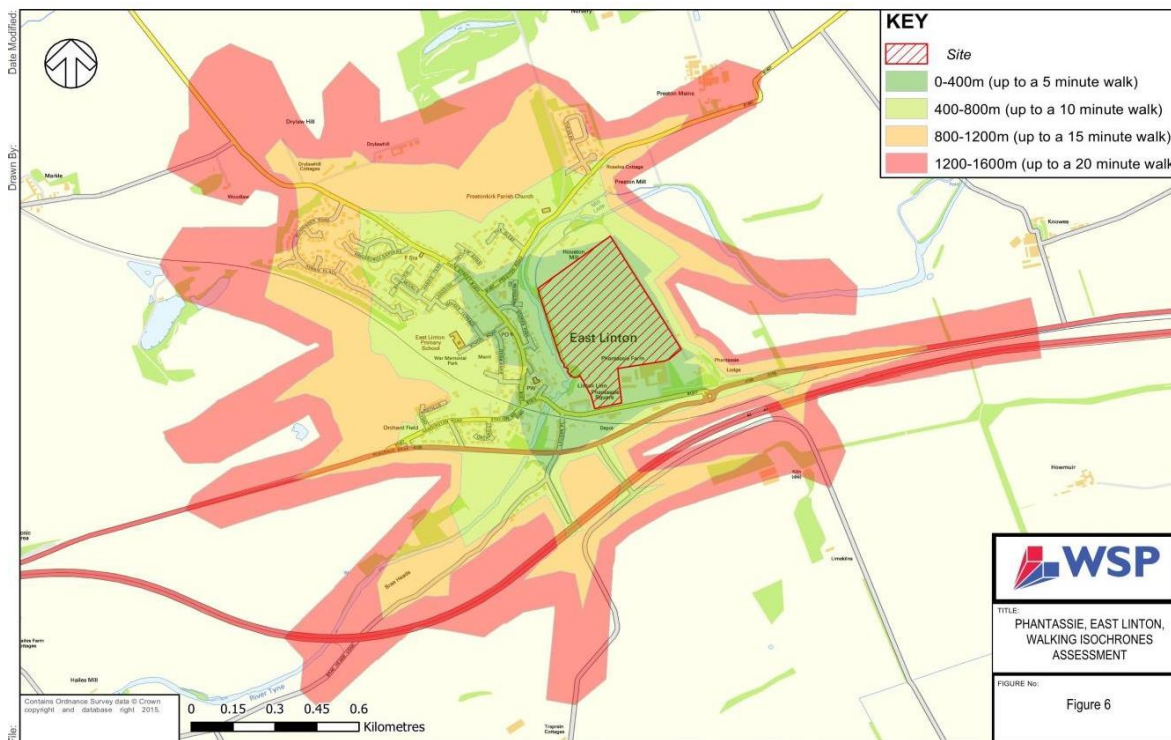
At present the site can be accessed on foot directly from the B1377, and also via footpaths which run along the eastern boundary, tying in to B1377 to the south and the B1407 via an existing footbridge from Preston Road to the north.

There are currently no footways on the bridge over the River Tyne, which is located on Station Road approximately 250m west of the site. In order to enhance pedestrian amenity, it would be proposed to introduce traffic signal control on the bridge, such that one-way vehicular flow across the bridge is permitted, allowing a new pedestrian footway is constructed on one side of the bridge. In initial assessment has shown that the current traffic volumes on Mill Wynd (B1377) can be comfortably accommodated on the bridge with one-way operation. This would be confirmed as part of a Transport Assessment.

In addition, it would be proposed to provide pedestrian links from within the proposed development to the existing footpaths to the east of the site, providing access to B1377 to the south and the B1407. Depending on the outcome of the Transport Assessment, should pedestrian access across the existing Mill Wynd road bridge not be feasible, consideration could be given to a new pedestrian footbridge over the River Tyne, to the north-west of the site to connect with the existing path which runs broadly parallel with Stories Park. This could potentially improve shorten walking distances to the town centre and East Linton Primary School, depending on the final development layout.

A walking isochrones assessment has been undertaken to determine the accessibility of the proposed development site to the surrounding area. Figure 6 shows the 5, 10, 15 and 20 minute walking isochrones from the site along the pedestrian network assuming a walking speed of 400 metres (m) every five minutes. The isochrones assessment shows that the majority of East Linton town centre can be accessed within a 5 minute walk, while the primary school can be accessed in a 10 minute walk.

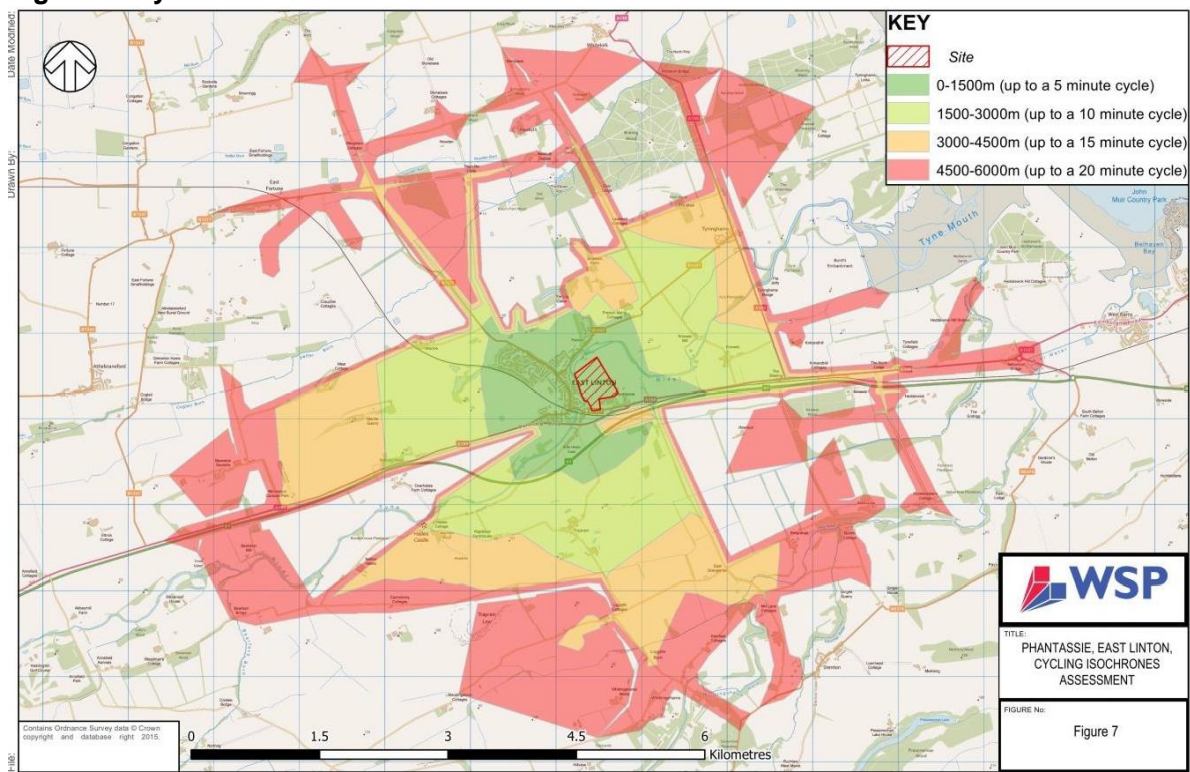
Figure 6: Walking Isochrones from the Phantassie Site



The road network within East Linton is generally well lit and residential in nature with a minimum of one footway provided adjacent to the carriageway. These are supplemented by additional footpaths and the core path and cycle routes to provide a comprehensive network facilitating convenient travel on foot and by bicycle to key destinations in and around East Linton.

A cycling isochrones assessment has been undertaken to determine the accessibility of the site for cyclists. Figure 7 shows the 5, 10, 15 and 20 minute cycle isochrones from the proposed development. The isochrones assessment illustrates that the whole of East Linton town centre is within a 5 minute cycle of the proposed development site, including the primary school and other local amenities.

Figure 7: Cycle Isochrones from the Phantassie Site



Safer Routes to School

It is generally accepted that children are prepared to travel up to 20 minutes on foot to access their school. As shown in Figure 6, East Linton Primary School is located in close proximity of the proposed development site, within approximately a 10 minute walk.

The proposed development site with the provision of the new footway on the bridge on Station Road would provide convenient and accessible pedestrian linkages to the existing footway network to ensure that safer routes are provided to allow school pupils to access East Linton Primary School or local bus stops for those wishing to access education facilities further afield. The potential provision of a new footbridge over the Tyne, as discussed earlier, would further enhance these pedestrian links.

Public Transport Strategy

In line with current national planning guidance, new developments should be within 400m of the nearest public transport services. Figure 8 illustrates that the developable area (predominantly southern area) of the proposed development site is within 400m of the nearest public transport corridor, which runs along the western and southern boundary of the site. As described above, services currently operate on the B1407 and B1377 connecting the site with a number of destinations including central Edinburgh.

Figure 8: Bus Stop Accessibility



In addition, the developable area (predominantly southern area) of the proposed development site is within 400m of the proposed East Linton rail halt. If developed, this would represent a significant improvement in sustainable travel options for both the residents of the proposed development and the existing residents of East Linton.

Vehicular Access

Vehicular access will be taken from a new access junction along the southern site boundary. It would be proposed to confirm the exact location and type of junction following detailed analysis of the local road network as part of a full Transport Assessment; however it is considered that the junction would be either a priority or signal controlled junction with the B1377 (Mill Wynd).

It would be proposed as part of the access works to extend the existing 30mph speed limit eastwards along the site frontage, to further improve the environment for sustainable modes of transport.

It is considered that the site benefits from the configuration of the existing road network to ensure that all surrounding major and local destinations are easily accessible.

Proposed Parking Provision

The current development guidelines for East Lothian Council’s parking design standards set out the maximum parking guidelines for a residential development of this type. Table 1 summarises the parking standards which will be appropriate for the proposed development.

Table 1: Residential Parking Standards

Area	Number of Rooms per Dwelling	
	Up to 5	6 or more
Council Wide	1 private space plus 0.5 communal space	2 private spaces plus 0.25 communal space

Residential parking will be provided via both on-street and off-street spaces. On-street spaces can help reduce traffic speeds and assist with the segregation of pedestrian and vehicle movements on busier streets. Off-street parking could be provided via courtyards which are

located to the rear of properties to remove parked vehicles from residential streets to assist with the generation of areas of public realm.

Access Summary

A comprehensive network of pedestrian and cycle facilities will be provided throughout the development to encourage local trips to be made on foot or by cycle. A number of pedestrian/cycle accesses will be formed to ensure that the internal network is well connected to the external facilities.

It is proposed to design the internal development layout in accordance with Designing Streets which will result in a network of streets which encourages low vehicle speeds providing an attractive environment for pedestrian and cyclist movement with the opportunity to introduce areas of public realm.

Local amenities such as the town centre, East Linton Primary School and the proposed East Linton rail halt are located within a convenient walk or cycle of the site providing opportunity for travel to and from the site on foot and by cycle. In addition, public transport facilities such as existing bus stops are located within an acceptable walk of the site. It is intended that the site's accessibility will encourage residents to travel to and from the site using sustainable modes of travel.

It is considered that the range of proposed accesses will ensure that the development is legible by all modes of transport and that it will provide opportunity for residents to access the site by sustainable modes of travel.

Summary & Conclusions

Summary

WSP UK Limited (WSP) has been commissioned by Stewart Milne Homes to provide transportation advice in support of a proposed residential development to be located on the eastern edge of East Linton, East Lothian, comprising in the region of 100 residential units.

The proposed development site is located in the south-eastern corner of the existing settlement of East Linton on an area of agricultural land known locally as Phantassie Farm. The site is bounded to the north by agricultural land and the River Tyne, to the south by the B1377 (Mill Wynd), to the east by agricultural land and to the west by the River Tyne.

The assessment has considered the accessibility of the proposed development site by all modes of transport including walking, cycling, public transport and by car, concluding that sustainable walking and cycling opportunities are readily available. Bus services operating in the vicinity of the site provide access into Edinburgh, Berwick-upon-Tweed and Dunbar.

The development will incorporate 'Designing Streets' principles to ensure that travel by the most sustainable modes is maximised with measures put in place to reduce the necessity for private car trips.

A comprehensive network of pedestrian and cycle facilities will be provided throughout the development to encourage local trips to be made on foot or by cycle. A number of pedestrian / cycle accesses will be formed to ensure that the internal network is well connected to the external facilities.

Local amenities such as the town centre, East Linton Primary School and the proposed East Linton rail halt are located within a convenient walk or cycle of the site providing opportunity for travel to and from the site on foot and by cycle. In addition, public transport facilities such as existing bus stops are located within an acceptable walk of the site. It is intended that the site's accessibility will encourage residents to travel to and from the site using sustainable modes of travel.

It is considered that the range of proposed accesses and improvements, including the provision of a pedestrian footway on the bridge at Station Road will ensure that the development is accessible by all modes of transport and that it will provide opportunity for residents to access the site by sustainable modes of travel.

It would be proposed to undertake a full Transport Assessment for the proposed development site, to confirm that the development can be accommodated on both the local and strategic road networks. This would be undertaken in accordance with an agreed scope with East Lothian Council and Transport Scotland.

Conclusion

The assessment has shown that the proposed development site enjoys a good level of accessibility by sustainable modes of transport, as well as for both local and strategic trips by car.

The proposed development site is considered suitable for the scale and form of the proposed development proposals. This would be confirmed by way of a full Transport Assessment.

In addition, it is considered that the proposed development can be accommodated in conjunction with the Orchardfield site, located to the western edge of East Linton.

Our Ref: SV9972

04 November 2016

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

Dear Sir /Madam

EAST LOTHIAN PROPOSED LOCAL DEVELOPMENT PLAN CONSULTATION

We act on behalf of our client Buccleuch Property in relation to Land at Whitecraig South. We herewith submit a representation to the East Lothian Proposed Local Development Plan Consultation.

Representations have previously been made to the East Lothian Local Development Plan Main Issues Report in February 2014.

Our client supports the allocation of Whitecraig South (MF14) for the release of housing land for 300 units for the following reasons:-

Scottish Planning Policy

Scottish Planning Policy requires local development plans to “allocate appropriate sites to support the creation of sustainable mixed communities and successful places and help to ensure the continued delivery of new housing”. It also encourages “rural development that supports prosperous and sustainable communities, whilst protecting and enhancing environmental quality.”

It is submitted that the allocation of Land at Whitecraig South for 300 residential units will achieve these objectives of Scottish Planning Policy. The development of the site will allow for the regeneration of the existing village, whilst protecting and enhancing environmental quality. The proposed capacity and density of the development would ensure a variety of house types and tenures are being provided, helping to create a diverse, attractive and sustainable mixed residential community.

It is submitted that the allocation of Land at Whitecraig South for residential development is in accordance with Scottish Planning Policy, with respect to Enabling Delivery of New Homes.

SESplan and Strategic Development Areas

SESplan locates Whitecraig South within the East Coast Strategic Development Area. The SDAs are areas which have been identified as the focus for future growth. SESplan states that “the promotion of modest additional growth of existing settlements to accommodate further growth should be supported.”

It is submitted that our client's land at Whitecraig South is in accordance with SESplan policy with respect to the development of the Strategic Development Areas.

The Proposed Strategic Development Plan is due to replace the current plan in 2018. The Proposed Plan supports the creation of sustainable communities and further growth.

Interim Environmental Report – Appendix 4

Appendix 4 of the Interim Environmental Report assesses the site against its suitability and delivery. The site scores highly against criteria such as location, accessibility, exposure, suitability for proposed use, fit with strategic policy objectives, physical infrastructure capacity, service infrastructure capacity and deliverability.

It is submitted that the Environmental Report provides a strong justification for the allocation of the site at Whitecraig South for residential development.

Location

The site is a logical extension to the village of Whitecraig. It offers a number of good opportunities for integration, through physical connections to open space and sharing of facilities. The extension to the village would round off the existing urban area within an established landscape structure whilst keeping the school and local shops at the centre of the expanded community. The site is located within walking distance of local facilities such as the primary school, local shops and church.

It is submitted that the site presents the logical and natural direction to extend Whitecraig without detriment to its character or landscape setting.

Regeneration of Whitecraig

The Main Issues Report previously referred to the settlement of Whitecraig as an area of relative deprivation (30% most deprived in Scotland) where regeneration of the village is supported.

There are currently a number of local facilities and services available within Whitecraig including a primary school, community centre, church and a couple of local shops. It is submitted that a new housing development will help to sustain and enhance these existing facilities.

The Proposed Local Development Plan refers to other mixed land uses being accommodated within the site, along with the development of 300 homes.

It is submitted that the proposed development of Land at Whitecraig South for residential development will allow for the regeneration of the existing settlement, with the intention to help strengthen the core of Whitecraig with new community uses.

Primary School

The Main Issues Report referred to Whitecraig Primary School has having a low capacity (0-10% capacity) where the Proposed Plan and PROP MH16: Whitecraig Primary School Expansion Land state that land to the south-west of the current school campus is safeguarded for the future expansion of the school campus.

It is submitted that the location of our client's site allows for the expansion of the primary school and for this to be effectively masterplanned, so as to integrate the new development and the primary school.

Pedestrian / Cycle Access and Connections

The development proposal contains opportunities to link the site to existing pedestrian and cycle paths, including those within Dalkeith Country Park and Carberry Estate. There is also the ability to link up with the cycle path route to Musselburgh.

Buccleuch Property have committed over £7.5 million to the first phase of redevelopment works at Dalkeith Country Park, with Phase 2 now in the planning stages. The opportunity presents itself for Whitecraig to benefit from positive and deliberate association with the many family orientated attributes and amenities that the neighbouring Park has to offer. The appeal of Dalkeith Country Park, particularly to families, will be a key decision making factor with households looking to relocate here.

Vehicular Access and Connections

The site is accessible by a wide range of transport modes. Vehicular access can be taken from the A6094, which provides access to the A68 and A1, and public transport routes. The site is located within cycle or driving distance of the park and ride facilities at Wallyford Railway Station. Wallyford Park and Choose includes the railway station and offers a range of facilities including car parking, bus connections and cycle storage facilities.

There are additional connections within the site to Whitecraig Avenue and into the existing settlement.

Conclusions

Our client is committed to the development of Land at Whitecraig South, should it be allocated for residential development. The site would therefore contribute towards the required housing land supply figures and can be developed within the plan period.

The development of the site at Whitecraig South (MH14) helps to deliver the policy objectives as it is a strategic development requirement which will encourage the regeneration of Whitecraig. There will be no coalescence of settlements through the development of the land and a new long term defensible Green Belt boundary can be defined along the south western boundary of the site.

Our client supports the allocation of Land at Whitecraig South for residential development. It would constitute a sustainable future investment within the village.

We trust that the above is satisfactory and that you are in a position to accept our representation. If you have any queries please do not hesitate to contact Andrew Munnis of this office direct.

We should be grateful if you would acknowledge receipt of this letter.

Yours faithfully,

Montagu Evans LLP