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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:

Planning Policy and Strategy, via Environment Reception at East Lothian Council,
tel: 01620 827216

HolderPlanning

Town Planning and Development Consultants

Plans and Policies
Development
Partnerships and Services for Communities
East Lothian Council
John Muir House
Haddington
EH41 3HA

4 November 2016

Our ref: TAYL005
Your ref: proposed LDP

Dear Sirs

REF: EAST LOTHIAN PROPOSED LOCAL DEVELOPMENT PLAN, SEPTEMBER 2016, BLINDWELLS DEVELOPMENT AREA

This representation to the East Lothian Proposed Local Development Plan is submitted on behalf of Taylor Wimpey and Hargreaves Services Ltd representing the Greater Blindwells Consortium. Within the Consortium, Hargreaves represent their own ownership and the Kennedy land ownership and Taylor Wimpey represent the Meikle and Steven land ownerships.

The representation is submitted in respect to the Greater Blindwells Safeguard Area: BW2.

We broadly welcome the Proposed Plan's approach and strategy for the future development of the Safeguarded Blindwells Expansion Area. Working with East Lothian Council, our clients wish to commence the preparation of the Design Framework in early 2017 and will provide funding for the necessary technical diligence studies and assessments.

As demonstrated by this joint submission, the Greater Blindwells Consortium are committed to working together and with the Council and other stakeholders to bring forward a new community at Blindwells comprising the allocated site (BW1) and the safeguarded expansion area (BW2).

SESPlan

The proposed LDP reflects SESplan 1's vision for a new settlement at Blindwells; a comprehensively delivered and designed mixed new settlement. SESplan's vision anticipates 4,600 new homes, however the capacity of the new settlement is anticipated to be greater than this and the proposed LDP considers that it could accommodate in the region of 6,000 new homes.

The Proposed LDP strategy for delivering a new larger settlement within the Blindwells Development Area references the need for plans and agreements to be put in place for

infrastructure, master planning, phasing, timing and funding prior to allocating the site within the LDP.

The LDP Policy Approach

The Spatial Strategy for the Blindwells Cluster sets out an appropriate context for the development of a new larger settlement. The process for formally allocating the site for development is set out in Policy BW2: Safeguarded Blindwells Expansion Area, and it is welcomed and supported by the Consortium.

The need for a Design Framework setting out a spatial vision and infrastructure requirements is understood. The Consortium are committed to working together with the Council to bring forward a strategy for the delivery, timing and phasing of development and infrastructure. The Consortium will jointly instruct the necessary technical work and technical due diligence is already underway to inform a detailed constraints plan for the site which will consider ground conditions, drainage, flood risk, and the impact of land remediation works on the water environment.

The full extent of the information required to complete the Design Framework and the expected outcomes are not fully explained in Policy BW2 or the supporting text and the Consortium therefore anticipate and welcome further discussion with the Council in this regard and, if necessary, amplification of the Framework's scope and outcomes in the LDP.

Policies BW2 and BW3 put in place a requirement for a Development Brief, which will take into account the findings of the Design Framework. When the Development Brief is approved it will have the effect of conferring the site with status of an allocation in the LDP. The Policies and the supporting text do not fully explain the anticipated scope and outcomes of the Development Brief. Again, the Consortium therefore welcomes further discussion with the Council in this regard, and if necessary, amplification of the Development Brief's scope and outcomes in the LDP

Infrastructure Provision

The proposed LDP sets out several infrastructure requirements for the Blindwells Development Area, for which the LDP Policy DEL 1 seeks both land and capital contributions:

- Policy T32 (and associated Proposals) - Transportation infrastructure contributions related to road and rail improvements;
- PROP ED3 – A new secondary school and at least three primary schools;
- PROP CF1 – New sports and associated changing facilities;
- PROP HSC2 – Health Care Facilities; and
- PROP OS7 – Allotments.

The Consortium understands that they have a responsibility to provide the necessary infrastructure to accommodate development needs, however as the scale and extent of development will only be confirmed through the Design Framework and subsequent Development Brief it is not considered appropriate to prescribe the extent of the required infrastructure provision for the Blindwells Development Area in LDP policies and proposals without a caveat to that effect.

It will be more appropriate to identify with some certainty the required infrastructure provision in the Design Framework and/or the Development Brief. We therefore recommend that Policy BW2 be amended accordingly.

Conclusion

On behalf of the Consortium we welcome and support the Proposed LDP's safeguarding of the Blindwells Development Area. The Consortium are committed to working with each other and the Council to deliver a new sustainable community.

We wish to discuss further with the Council the scope of the Design Framework and the Development Brief to ensure that they identify the appropriate criteria to ensure that mutual aspirations are achieved in terms of urban design, sustainability and community infrastructure provision.

Yours sincerely,

Robin Holder
Director

HolderPlanning

Response ID ANON-ZMS3-3MP1-E

Submitted to **East Lothian Proposed Local Development Plan**

Submitted on **2016-11-04 10:17:56**

About You

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First name:

Lesley

Surname:

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Email address:

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

Developer/ agent/ landowner

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

Organisation:

TaylorWimpey and Hargreaves Services Ltd (agent: HolderPlanning)

Your role:

Agent

7 Are you supporting the plan?

No

If Yes: Please include your reasons for support:

Section 2c - Blindwells Cluster Main Development Proposals (pages 28-30)

1a PROP BW1: Blindwells New Settlement- What modifications do you wish to see made to Prop BW1 of the Plan? Please state all relevant paragraph numbers of the proposed 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 BW1 of the Plan. State all relevant paragraph numbers of the proposed plan to which the modification(s) refer.

Justification for Modification(s):

2a PROP BW2: Safeguarded Blindwells Expansion Area - What modifications do you wish to see made to Prop BW2 of the Plan? Please state all relevant paragraph numbers of the proposed plan to which the modification(s) refer. Your justification for this will be sought in the next question

Modifications(s) :

The full extent of the information required to complete the Design Framework and the expected outcomes are not fully explained in Policy BW2 or the supporting text and the Consortium therefore anticipate and welcome further discussion with the Council in this regard and, if necessary, amplification of the Framework's scope and outcomes in the LDP.

The Policies and the supporting text do not fully explain the anticipated scope and outcomes of the Development Brief. Again, the Consortium therefore welcomes further discussion with the Council in this regard, and if necessary, amplification of the Development Brief's scope and outcomes in the LDP.

It will be more appropriate to identify with some certainty the required infrastructure provision in the Design Framework and/or the Development Brief. We therefore recommend that Policy BW2 be amended accordingly. With amendments made to Table DEL1 and associated Proposals as necessary.

2b Please give any information/reasons in support of each modification suggested to Prop BW2 of the Plan. State all relevant paragraph numbers of the proposed plan to which the modification(s) refer.

Justification for Modification(s):

This representation will be emailed to ldp@eastlothian.gov.uk.

This representation to the East Lothian Proposed Local Development Plan is submitted on behalf of Taylor Wimpey and Hargreaves Services Ltd representing the Greater Blindwells Consortium. Within the Consortium, Hargreaves represent their own ownership and the Kennedy land ownership and Taylor Wimpey represent the Meikle and Steven land ownerships.

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The Consortium understands that they have a responsibility to provide the necessary infrastructure to accommodate development needs, however as the scale and extent of development will only be confirmed through the Design Framework and subsequent Development Brief it is not considered appropriate to prescribe the extent of the required infrastructure provision for the Blindwells Development Area in LDP policies and proposals without a caveat to that effect.

It will be more appropriate to identify with some certainty the required infrastructure provision in the Design Framework and/or the Development Brief. We therefore recommend that Policy BW2 be amended accordingly.

Conclusion

On behalf of the Consortium we welcome and support the Proposed LDP's safeguarding of the Blindwells Development Area. The Consortium are committed to working with each other and the Council to deliver a new sustainable community.

We wish to discuss further with the Council the scope of the Design Framework and the Development Brief to ensure that they identify the appropriate criteria to ensure that mutual aspirations are achieved in terms of urban design, sustainability and community infrastructure provision.

3a Policy BW3: Blindwells Area Design Framework - What modifications do you wish to see made to Prop X of the Plan? Please state all relevant paragraph numbers of the proposed 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 Policy BW3 of the Plan. State all relevant paragraph numbers of the proposed plan to which the modification(s) refer.

Justification for Modification(s):

Representation to East Lothian Council Local Development Plan -

Proposed Plan

CALA Management Ltd - In respect of land at Bickerton Fields, Aberlady

Section 2g: The North Berwick Cluster Strategy Map/Introduction to North Berwick Cluster/North Berwick Main Development Proposals

Introduction

This representation is made on behalf of CALA Management Ltd (CALA) and relates to the site known as Bickerton Fields. The site comprises two individual plots, namely;

- The southern field (MIR ref: PM/NK/HSG006), and
- The northern field (MIR ref: MIR/NK/HSG006b).

CALA's MIR response proposed 60-80 new homes. However, these sites have the potential to deliver a combined total of up to 150 homes, including affordable houses, by April 2020.

This submission is also supported by the following documents:

- Bickerton Fields Aberlady, Representation: Main Issues Report - Wardell Armstrong
- Bickerton Fields, Aberlady. Development Strategy Response (DSR) to MIR - OPEN
- East Lothian Council LDP: Main Issues Report, Bickerton Field, Aberlady. Site Ref: PM/NK/HSG006 (also ALT-N10) Potential Development Transport Appraisal - Transport Planning Ltd

The Site

The site is highlighted on page 8 of OPEN's DSR. It is owned by Luffness Estates with whom CALA has a purchase agreement.

It comprises two fields and in total extends to approximately 11.6 hectares (28.5 acres); the northern field comprising around 4.9 hectares (12 acres) and the southern field 6.7 hectares (16.5 acres). The land is in agricultural use and slopes gently from south to north.

The site is immediately adjacent to the eastern and northern settlement boundaries of Aberlady and is well related to the village.

Background

The southern field was originally promoted by Luffness Estates at the Call for Sites stage of the LDP review process and subsequently assessed by East Lothian Council (ELC). The Council's response can be found in the Interim Environmental Report 2014 (Appendix 9 to the MIR). The site is referenced PM/NK/HSG006.

The Council's Assessment concluded that the environmental effects of the proposal were acceptable and that the principle of a residential allocation could be supported. The site was identified as a 'Reasonable Alternative Site' within the MIR (ref: ALT-N10 Aberlady East).

In 2014 CALA was engaged to take forward the opportunity and having re-assessed the site's capacity to deliver a quality development and assist ELC in meeting its housing land requirements, the northern field was included in the development masterplan.

CALA subsequently made representations to the MIR for both the southern (PM/NK/HSG006) and northern (MIR/NK/HSG006b) fields.

CALA Representation

Justification for the Proposal

CALA acknowledges that the Proposed Plan allocates sufficient land to meet the overall housing land requirement to 2024. The programming for new allocations in the LDP is very ambitious. Greater flexibility in the supply may be necessary to ensure the ongoing maintenance of a 5 year effective housing land supply.

The LDP should identify additional allocations which can be delivered without the requirement for significant infrastructure interventions, prioritising sites which have already undergone assessment by ELC and represent locations where the principle of development can be accommodated.

The North Berwick Cluster is well placed to accommodate further growth. Bickerton Fields, which has been comprehensively assessed by ELC and previously identified in part as an alternative development option in the MIR, must be reconsidered to ensure that the Council's housing programme can be delivered. SESplan Policy 7 supports the allocation of land outwith identified Strategic Development Areas (SDAs) where certain criteria are met.

Supporting Arguments

Environmental Assessment

As stated previously, the site has been assessed as part of the SEA process by the Council. It scored positively, leading to the Council identifying the southern field as a 'Reasonable Alternative'.

Some issues were raised in the Council's Assessment of the northern field (MIR/NK/HSG006b), relating to flood risk, ecology, landscape and cultural heritage. These matters have been comprehensively addressed in the proposal prepared by OPEN.

Public Consultation

Whilst CALA has not undertaken any formal public engagement for the proposal it is known to the local community. Consultation responses to the MIR specifically concerning this site were received from the Aberlady Community Association, Aberlady Conservation and Heritage Society and Gullane Area Community Council. Moreover, ELC's summary of responses to the MIR identifies a total of 81 individual responses directly relating to the southern field (MIR Ref: ALT-N10).

CALA also attended a community meeting arranged by ACHS about the proposals identified in the MIR. CALA has addressed the issues raised by the local community groups as explained below and detailed in supporting submissions.

Accessibility and Traffic

The Council's Site Assessment concludes that the site is in a sustainable location.

Aberlady is served by the A198 coastal road and the A6137, which both provide good connections to the wider road network. It is within easy driving distance of both Drem and Longniddry railway stations on the East Coast Main Line providing a regular commuter service.

Bickerton Fields lies within 400 metres of the nearest bus stop from where services provide access locally and further afield to Edinburgh. Typically, these services run every 30 minutes Mon-Sat and hourly on Sunday.

A good range of footpath connections exists throughout the village and the site is linked directly to this network. The John Muir Way passes through the village and can be directly accessed from the site. The majority of streets are lightly trafficked and can be shared by cyclists.

Vehicular access can be taken from the A6137 (Haddington Road) via simple T-junction format as demonstrated in the supporting Transport Statement. The location of the access junctions will be determined in consultation with ELC but will be located within the existing village envelope where street lighting and footpaths are already present.

In terms of future village expansion local groups expressed a desire to reduce traffic speed in the locality and also identified the potential negative impact of additional traffic on the A198 and the junction with the A6137.

The proposal now includes the northern field which provides the opportunity for a new access from the A198. This can also assist in reducing traffic speeds along the A198, particularly westbound towards Aberlady. It also provides a link between the A198 and the A6137, removing some through traffic particularly at the A198/A6137 junction.

Relationship with Aberlady

All key services and facilities are within walking distance of the site, these include; high street shops, sports and leisure facilities, golf course, restaurant, post office and community hall. The local GP service is located in Gullane and accessible by bus. Aberlady Primary School is approximately 600m walk from the site and can be accessed via existing footpath links. This is in accord with PAN75.

CALA acknowledges local concerns regarding the potential impact of development on the Conservation Area, relationship with the rural character of the village and the need to provide safe routes to school. Aberlady has insufficient useable public open space and new development must integrate with the existing community.

In direct response, the proposal includes a central area of greenspace adjacent to Haddington Road. As well as providing useable open space, this also allows a generous set-back from existing properties. It also provides a focal point for the integration of the new and existing residents. The proposal also includes a community orchard in the northern field, contributing to an attractive landscape setting.

The proposal will provide a safe, pedestrian crossing point on Haddington Road, securing a Safe Route to School.

Infrastructure Capacity

The Proposed Plan confirms that existing capacity and expansion potential exists at Aberlady Primary School. Similarly, some capacity exists within North Berwick High School with additional land already safeguarded to accommodate expansion requirements. Development of the site can be phased to ensure that infrastructure capacity is available.

CALA's supporting Transport Appraisal confirms that there are no anticipated capacity constraints on the local road network was also confirmed by ELC in the MIR.

There is capacity within the Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works, both of which serve Bickerton Fields. Scottish Water has also clarified that there is existing capacity to accommodate the proposal.

As confirmed by SEPA at the MIR stage, there is no risk of flooding (coastal or river) at the southern field. The northern site is in an area of medium risk from coastal flooding and in direct response to those concerns, CALA does not propose any housing within the potentially affected area.

CALA will work positively with ELC to ensure that infrastructure impacts arising as a direct result of this proposal are appropriately addressed through developer contributions, in accord with Circular 3/2012.

Cultural Heritage, Landscape and Visual Impact

CALA's proposal has been developed specifically for the site and against the background of its rich cultural heritage and landscape setting. The site is within Aberlady Conservation Area and located close to (but outwith the boundary of) Luffness and Gosford House Garden and Designed Landscapes (GDL) which create an attractive landscape setting. There are good pedestrian links to Luffness Friary (a Scheduled Monument). In addition, the site lies directly opposite the Aberlady Bay Local Nature Reserve (LNR) and the Firth of Forth SSSI, Ramsar and SPA.

ELC's Site Assessment clarifies that Historic Environment Scotland (HES) has confirmed there are unlikely to be any significant impacts on the Friary resulting from the site's development.

Moreover, ELC has incorrectly identified the northern field within HES's Inventory of Historic Battlefields. CALA has reviewed this matter and can confirm that none of the site lies within an inventoried battlefield.

CALA believes the proposal respects these attractive surroundings through high quality and responsive design. The layout has evolved so as to minimise and avoid the effects on the landscape, built heritage and visual resource.

The alignment of the eastern edge retains uninterrupted views to Aberlady Bay and back through the site to Aberlady Mains House. This also creates a significant buffer of open land up to the Bickerton Strip (tree belt) which respects the setting of the Quarry House, Friary and GDL designation.

Development of the northern field is limited to a small section on the southern part and as such respects the site's proximity to environmental designations at Aberlady Bay. Appropriate habitat surveys will be carried out in support of any planning application for the site.

OPEN's supporting DSR (particularly Section 6 and Figure 20) demonstrates that the proposal specifically responds to the sensitive qualities of the location.

It is concluded that the proposal addresses the concerns raised in the Council's Site Assessment and those expressed by local residents through the MIR consultation process.

Conclusion

In quantitative terms the LDP has allocated land to meet the requirements of SESplan. The challenge it faces is delivery. The Council acknowledges that the delivery programme of allocations in the Plan is ambitious and additional sites may be needed to ensure an adequate effective housing land supply at all times in accord with SPP.

There is education, water and drainage and road network capacity to accommodate this proposal without the need for un-programmed expansion works.

This is a bespoke proposal which responds specifically to the location and characteristics of the site. CALA is experienced in developing in sensitive locations, with a track record of delivery quality developments in East Lothian such as Briery Bank (Haddington), The Glebe (Dirleton) and emerging proposals for Dirleton and Gullane.

The proposal respects the historic setting within the village, is in keeping with the character of Aberlady and the local area, is not in the Green Belt and has no impact on Green Belt objectives. Infrastructure is either available or can be funded to ensure capacity is available to serve the proposal. Therefore, the proposal accords with SESplan Policy 7, which supports the allocation of greenfield sites outwith the SDAs.

The site has been comprehensively assessed by the Council against SEA criteria on the basis of the current proposal and was in part identified as a 'Reasonable Alternative Site' in the MIR. The concerns expressed about the northern field (MIR/NK/HSG006b) have been addressed as confirmed in the supporting document by OPEN.

The site has been subject to public consultation through the LDP process and CALA has provided a design-led solution for this site, addressing matters of local concern as explained above.

The site is a suitable candidate for allocation through the Examination process if the Reporter determines that additional allocations are required. The site is effective in accordance with PAN2/2010 and subject to Examination timescales, could deliver completions in the initial plan period to 2019.

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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING, QUARRYING AND MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



CALA HOMES (EAST) LIMITED

BICKERTON FIELDS, ABERLADY

Representation: East Lothian Council Local Development Plan Main Issues
Report

February 2015

your earth our world



Wardell Armstrong

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CALA HOMES (EAST) LIMITED

Bickerton Fields, Aberlady

Representation: East Lothian Council Local Development Plan Main Issues Report

February 2015

PREPARED & APPROVED

BY:

Neil Sutherland

Regional Director

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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES AND QUARRYING
WASTE RESOURCE MANAGEMENT

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1 INTRODUCTION

- 1.1 In March 2012 Luffness Estate promoted land to the east of Aberlady for housing development as part of the call for sites organised by East Lothian Council. A report titled “Bickerton Field, Aberlady Indicative Masterplan” was submitted with an indicative development scheme along with technical appendices and the ELLDP One Options Form.
- 1.2 In 2014 CALA Management Limited (CALA) have undertaken to take the site forward. Now that an established housing developer with a strong reputation for quality and a good track record in East Lothian (including in Aberlady) is involved the opportunity has been taken to re-assess how best the site could deliver a quality development and assist East Lothian Council in meeting its housing land requirements. Amongst a number of changes the proposal now includes limited and sensitive development in the northern field.
- 1.3 The Bickerton Field site has the potential to deliver 60-80 houses, including affordable houses, by April 2020.
- 1.4 The Main Issues Report identifies Bickerton Field (site “ALT-N10 Aberlady East”) in the Main Issues Report as a reasonable alternative site.
- 1.5 This Main Issues Report representation sets out the updated proposal for Bickerton Fields. It takes account of public comments by the Community Council and residents and from the assessment of the site contained with the Main Issues Report.
- 1.6 This representation comprises the following reports which should be read in conjunction with one another:
- “Bickerton Fields Aberlady, Representation: Main Issues Report” by Wardell Armstrong
 - “Bickerton Fields, Aberlady. Development Strategy – Response to MIR” by OPEN Optimised Environments

- “East Lothian Council Local Development Plan: Main Issues Report, Bickerton Field, Aberlady. Site Ref: PM/NK/HSG006 (also ALT-N10) Potential Development Transport Appraisal” by Transport Planning Ltd

2 SUSTAINABLE LOCATION

- 2.1 The East Lothian Local Plan (2008) development strategy allocated housing at Athelstaneford, Dunbar, East Linton, Haddington, Humbie, Innerwick, Musselburgh, North Berwick, Ormiston, Paincatland, Prestonpans, Tranent, and Wallyford. In addition a large scale allocation was made at Blindwells. Aberlady did not receive a housing allocation in the 2008 plan.
- 2.2 Aberlady is situated on the Firth of Forth within East Lothian. The village is served by the A198 coastal road allowing easy access by bus and car. Aberlady is within easy reach of most other villages and towns within East Lothian and has consistently proven an attractive place for families within East Lothian and the surrounding area to live. The village supports a local supermarket, post office, restaurants, bowling club and a primary school. The last significant development was the CALA housing at Glenpeffer Avenue and Tranter Road, some of which was within the Aberlady Conservation Area. Those houses proved to be very popular. These features demonstrate that Aberlady is a marketable location from a housing perspective which in turn aids housing deliverability.
- 2.3 The services offered in Aberlady, predominantly based along High Street, allow residents to do a portion of their day to day business locally. An appropriate scale of new housing development within Aberlady would allow future residents to build on the viability of existing local businesses and services, potentially encouraging further local investment. This would in turn increase the vitality and viability of Aberlady, making it an even more sustainable and desirable location in which to live, to the benefit of all residents and the wider East Lothian economy.

- 2.4 Through the identification of Aberlady West and Aberlady East as potential housing sites within the Main Issues Report the Council acknowledges that the Bickerton Field site is suitable for development.

3 SITE DESCRIPTION

- 3.1 The Bickerton Fields site lies immediately adjacent to the eastern and northern settlement boundaries of Aberlady and is well related to the village.
- 3.2 The site is within the Aberlady Conservation Area and also benefits from being in close proximity (but outwith) Luffness and Gosford House Garden and Designed Landscapes which create an attractive landscape setting. The Aberlady Bay Nature Reserve and Firth of Forth SSSI, Ramsar and SPA are located to the north.
- 3.3 The site consists of two fields. The northern field and the southern field. Both are in agricultural use. A stone wall and a band of mature trees sits on the boundary of the northern and southern fields.
- 3.4 The site is bounded by the A6137 to the west which leads to High Street, with several houses fronting over the road and looking into the site beyond. The site is bounded to the south by Aberlady Mains Steading and Aberlady Mains House (category C listed). The site is bounded to the east by a field and the Bickerton strip of trees beyond. The site is bounded to the north by a stone wall and the A198 beyond.

4 DESIGN

- 4.1 A full site analysis, landscape appraisal, site appraisal, assessment of opportunities, development framework and vision/masterplan is contained within the OPEN Development Strategy report. That work had led to the preparation of the proposed masterplan for the site. The masterplan has evolved from the previous plan due to feedback from the Council and as a result of discussions between the Community

Council and members of the public. The following section summarises some of the key design considerations and solutions contained within the OPEN report.

4.2 The site analysis identified a number of issues that should be considered. These include:

- Proximity to the Conservation Area and environmentally sensitive areas to the north
- The wider landscape setting (including the designed landscape) and in particular the distinct woodland structure of Luffness Estate.
- The existing trees protected by a Tree Preservation Order
- The potential of coastal flooding
- Key views into and across the site
- The setting of listed buildings

4.3 That work led to the identification of areas most suitable for development. Sensitive development could bring several benefits to Aberlady. These include:

- The opportunity to create an enhanced entrance to Aberlady from the south through the formation of a formal arrival space
- Creation of useable open space in the form of a village green and orchard
- Sustainable growth which would maximise the opportunity while providing generous useable open space and make best use of existing and enhanced infrastructure
- The creation of a distinctive neighbourhood designed for place and using existing landscape features
- Provide housing choice, including the provision of much needed affordable housing

- Support for the provision of local facilities and the opportunity to create new ones
- The provision of a new road linking the A6137 to the A198, reducing the amount of traffic that requires to pass through High Street and Sea Wynd.

4.4 In addition to these direct benefits there is the potential to convert the currently vacant steading building to the south into business space. This is being considered in light of comments from the community over the lack of office space in Aberlady. The delivery would be dependent upon an agreement with CALA and the landowner and would be subject to planning permission. However if the community re-confirm this would be of a benefit to the village then work on that development would be coordinated with the delivery of the Bickerton Fields site.

4.5 The illustrative plan contained within the Open Development Strategy report proposes the provision of a village green on the western edge of the site with only one gable fronting onto the A6137. The village green would provide part of a designed landscape entrance and would provide a legible landmark feature for everyone approaching Aberlady from the south on the A6137. Houses would front onto the village green and would be accessed by a one sided road in order to ensure that the design quality of the space was maintained, passive overlooking was achieved and paraphernalia associated with rear gardens does not form part of the first impression of the site.

4.6 The proposed houses would stand off a substantial distance from the listed buildings to the south and have been positioned such that the key view from Aberlady Mains House north follows the sight line past the existing mature trees. By doing so the setting and views from the house would be preserved.

4.7 The other housing in the south field would front onto the outside edge to ensure that a strong well designed and defensible edge is provided.

4.8 The housing in the north field would be limited and would run along an east/west axis. This would maximise solar gain and provide an interesting outlook northwards. It would be set back from the A198. The ground between the houses and the A198

could be provided as a community orchard, echoing the orchard that used to be here before the houses to the west were built.

- 4.9 The proposed allocation incorporates three access roads. Two would access onto the A6137. One would link through to the A198. The A198 link is suggested in response to visible concerns that the High Street can become congested, particularly when cars are parked and larger vehicles drive through. The right angled turns exacerbate the issue. By providing a link road, traffic wishing to head east when on the A6137 would not have to enter Main Street. The road would therefore provide a benefit to the residents of Aberlady through heightened safety reduced conflict with parked cars and environmental benefits.
- 4.10 The land to the south and east of the developed land as shown in the masterplan would not be developed.
- 4.11 The overarching aim of the site design is to stitch in with the village atmosphere that Aberlady has managed to retain and which makes it such an attractive location in which to live and visit. As noted within the OPEN Development Strategy report Aberlady has evolved over many years. The previous extension to Aberlady was at the time controversial and was not supported by a number of local residents. That extension is however now widely regarded as being successful from a design point of view and the overall character of Aberlady has evolved, but has not diminished. With the same care and attention, the development of Bickerton Fields can assist with the further evolution of the village, providing the benefits noted above whilst preserving the character of the Aberlady Conservation Area and the landscape character of the wider area.

5 SUITABILITY AND DELIVERABILITY OF BICKERTON FIELDS

- 5.1 East Lothian Council undertook an assessment of the Bickerton Field site as part of the Main Issues Report process. The assessment led the Council to consider Bickerton Field as a “reasonable alternative site”. The text below provides our commentary and response to the site specific points contained within the Council’s

assessment, bearing in mind that the Council's comments refer to the previous masterplan.

Location

- 5.2 The Council recognises that the site is well related to Aberlady but is outside the current settlement boundary.
- 5.3 Aberlady contains no suitable land for medium scale development within the village boundary hence any new site has to be located outwith the existing boundary. We agree that the Bickerton Field site is well related to Aberlady. The site is within easy reach of the High Street and the School. Its location also allows for the provision of community benefits. The design of the site incorporates a village green in addition to green space to the south, east and west, and a formalised footpath loop designed for recreation and dog walkers. The central location of the site means that the village green could be used for community purposes such as fairs, markets and charity events. The village green would also provide a pleasant and well-designed set off from the houses fronting over Haddington Road (the A6137) towards the Bickerton Fields site.
- 5.4 The field is currently well used by dog walkers and walkers due to its proximity to the village. The design of the site has evolved to ensure that this active use of the field can be maintained and enhanced.

Accessibility

- 5.5 The Council notes that the site is within 400m of the nearest bus stop. There is a further bus stop with more frequent stops some 500m from the site within easy walking distance of the High Street.
- 5.6 As noted above due to the accessibility of the site it would lend itself very well to providing a community village green, an orchard and an upgraded perimeter footpath. It would also be appropriate for a sensitively designed housing development.

Exposure

- 5.7 The Council notes that the mature tree belt along the northern boundary provides an element of shelter from northerly winds.
- 5.8 The surrounding woodland tree belts enclose the site to the east, with the existing settlement to the west providing some degree of shelter. Within the site the tree belt runs east west and divides the two fields to provide an element of shelter for the south from northerly winds. The north field is more exposed with some protection from the wind by the stone wall and trees fronting the coastal road. This would be enhanced by the provision of an orchard.

Aspect

- 5.9 The Council notes that the site is generally north/north/west facing.
- 5.10 The site does slope but only gently and over a long distance. The gentle slope is not sufficient to make a significant impact on passive solar gain, would not require significant cut and fill and so would not impact on the density of the site. The design of the site can easily account for this slight slope. The aspect would not impact on the future residents and users of the site, and it would not impact on the deliverability of the site. There is therefore no real justification for the “red” score on site aspect.

Suitability for proposed use

- 5.11 The Council advises that the site is generally suitable for housing and would not conflict with other uses.
- 5.12 The site location, accessibility and aspect all contribute to the suitability of Bickerton Fields to housing development.

Fit with strategic policy objectives and direction

- 5.13 The Council notes that the site is outwith the SESplan Strategic Development Area (SDA) but that the site is adjacent to a settlement that provides a wide range of services and facilities.

5.14 SESplan directs strategic growth to the SDA. Policy 7 also however allows local development plans to allocate housing outwith the SDA in order to maintain the five year housing land supply. Provided the site is deemed appropriate there is no in principle reason why Bickerton Fields should not be allocated within the next East Lothian Local Development Plan.

Physical infrastructure capacity

5.15 The Council notes that there is capacity at the Castle Moffat Water Treatment Works has capacity and Gullane Waste Water Works has limited existing capacity. They note that traffic access is acceptable, that a footpath along Haddington Road would be required and that pedestrian refuge islands would be beneficial to enable a safer route to school.

5.16 Scottish Water has confirmed that there is capacity at Gullane Waste Water Treatment works for over 300 houses. That would be sufficient to accommodate Bickerton Fields and other sites. In addition if development is allocated Scottish Water is required to provide capacity at their facilities. Whether or not there is a need to upgrade facilities there would be a requirement for developer contributions required to link the site to the waste water network. This is acceptable to CALA.

5.17 The required upgrade to footpaths along Haddington Road and the provision of pedestrian refuge islands (or other alternative crossing solutions) would form part of a planning application. A new access to the A198 is also now proposed. CALA would be please to provide these facilities to benefit the local environment.

5.18 There is therefore no physical infrastructure constraint that could not be readily addressed and hence it would be appropriate to allocate the Bickerton Fields for development.

Service infrastructure capacity

5.19 The Council notes that the site is within the catchment area of Aberlady Primary School which has limited capacity and may be able to accommodate modest

expansion. Secondary level education would be provided by North Berwick High School which has no capacity but may be able to expand.

- 5.20 It is understood that there is capacity for 60-80 houses, hence this proposal would be of an appropriate scale for Aberlady.

Deliverability/effectiveness

- 5.21 The Council advises that it has not yet been established whether there is sufficient capacity to serve the development and what the timescales would be for achieving this. They note that BT lines would require to be re-routed but that would not inhibit development, and that the design of the site takes account of gas, water and electricity services and the open space has been designed about foul and surface water pipes.
- 5.22 Wardell Armstrong have been in dialogue with infrastructure suppliers. To date we have been made aware that there is a constraint on gas supply for the whole of East Lothian and so all potential development sites are affected equally. We are not aware of any constraint for the provision of electricity or telecommunications. Bickerton Fields are therefore appropriate for allocation as a housing development site.
- 5.23 In order to deliver housing at Bickerton Fields a number of steps will require to be completed. The anticipated delivery programme is set out below, taking account of the most recent development plan programme.

Delivery Action	Completion Date
Main Issues Report published & community consultation	Summer 2014
Proposed Plan published	May 2015
Planning Application Lodged	May 2015
Local Plan Examination	August 2015

East Lothian Local Development Plan adopted	December 2016
Bickerton Field planning permission granted	February 2017
Services, utilities and drainage delivered into site	June 2017
Building Warrant and Road Construction Consent secured	February 2017
Housing completed	April 2020

5.24 As the table demonstrates the Bickerton Fields site is free from any abnormal constraint and can quickly and effectively deliver a quality and appropriately sized housing development suitable for Aberlady.

Biodiversity, flora and fauna

5.25 The Council notes that the site is not within any designated area but is within 200m of the Firth of Forth SPA. SNH have advised that SPA birds use the area. There are TPO trees between the north and south fields but these would not be lost. Some notable species have been recorded within 100m of the site. Biodiversity could be enhanced by extending existing hedgerows and planting trees, shrubs and species rich grassland.

5.26 The site itself is of limited ecological value being in agricultural use. The development of a sensitive design including appropriate open space and planting, along with gardens, would in fact enhance the ecological value of Bickerton Fields. If developed the large field to the east would remain in agricultural use and so any bird use would not be materially affected. Bickerton Fields would therefore be appropriate for inclusion within the East Lothian Local Development Plan.

Population

- 5.27 The Council notes that the site would provide affordable housing which would help meet local need, has good accessibility to local facilities, reasonable public transport links and accessibility to employment opportunities in North Berwick and Edinburgh.
- 5.28 The allocation of Bickerton Fields would help with affordable housing requirements. The allocation would also serve to support existing local services, including public transport.

Human health

- 5.29 The Council advises that site is not known to be contaminated and is accessible to the core path network. It is close to the coast and its recreational opportunities. The provision of a village green and footpaths would also assist in promoting human health.
- 5.30 The village green and footpath network, and their integration with Aberlady, are a central part of the design of the Bickerton Fields site.

Soil

- 5.31 The Council notes that development of the site would result in the loss of some prime agricultural land.
- 5.32 Although there would be some loss of prime agricultural land this would be a small portion of the prime land within East Lothian. The field to the east of the proposed development site would remain viable as a field and would continue to be farmed. The allocation of Bickerton Fields would not therefore prejudice the ongoing use of neighbouring prime agricultural land.

Water

- 5.33 The Council notes that site is not at risk of flooding but is close to an area of medium risk of coastal flooding and so potentially requires a flood risk assessment. SEPA have however advised that the height difference between the flood risk area and the site reduce the flood risk. SEPA raise no concerns on impact on the water environment.

- 5.34 Wardell Armstrong concur with SEPA in that the ground levels mean the site is unlikely to be affected by coastal flooding. Should a flood risk study be required this could be undertaken at a later stage and the development designed accordingly. Bickerton Fields are therefore appropriate for allocation.

Air

- 5.35 The Council acknowledges that the site is unconstrained by air pollution. They note that although well served by public transport it is likely that development of the site would lead to an increase in car travel.
- 5.36 The clean air is acknowledged. Bickerton Fields are well located near public transport links. It may be the case that future residents use their car to access some services, in the same way as existing residents in Aberlady and every other village in East Lothian do. The key point is that residents have the choice. Bickerton Fields are therefore appropriate for a housing allocation in the East Lothian Local Development Plan.

Climatic Factors

- 5.37 The Council state that North Berwick (sic) is less accessible and further from major centres of employment than other main towns in East Lothian. The Council however recognises that the site is well positioned to access public transport, active travel routes and local facilities and services. Future residents would use cars. The north facing aspect does not lend itself to development that is resource efficient through solar gain.
- 5.38 As noted above all existing and potential housing sites may lead to car use. No site can eliminate that, however by locating sites close to public transport links and footpaths etc. future residents have the choice. Bickerton Fields would be positioned close to public transport links and would promote and enhance footpath links.
- 5.39 CALA, Wardell Armstrong and OPEN do not agree that the site does not lend itself to resource efficient development through solar gain. The site does slope but only

gently and over a long distance. The gentle slope is not sufficient to make a significant impact on passive solar gain, would not require significant cut and fill and so would not impact on the density of the site. The design of the site can easily account for this slight slope. The aspect would not impact on the future residents and users of the site, and it would not impact on the deliverability of the site.

- 5.40 Taking the above into account Bickerton Fields would be an excellent site for allocation within the East Lothian Local Development Plan.

Cultural heritage

- 5.41 The Council notes that the site is located within the Aberlady Conservation Area and there are listed buildings in proximity. It is also close to the Luffness & Gosford House Garden and Designed Landscape. The development may impact on the Conservation Area but negative impacts could be mitigated through high quality and a responsive design. There is potential for unknown archaeological remains.
- 5.42 The evolution of the design of the site has taken the above factors fully into account. CALA are renowned for providing high quality design solutions in high quality locations. The previous CALA development in Aberlady is a case in point. The Bickerton Fields site would be no different in terms of quality but would however have design which responded to and merited its location. The plans that form part of this representation show that great care has been taken in working up the proposal.
- 5.43 The village green introduces a community benefit that exists in a number of other East Lothian villages and would provide an attractive gateway feature into both Aberlady and the site. The stand-off the village green provides would also assist in the good design and integration of the site, as would the stand-off from Aberlady Mains House and the provision of an orchard to the north.
- 5.44 Taken together these elements of design demonstrate that the evolution of the site design has fully acknowledged and addressed the cultural heritage of the site and the surrounding area. The Bickerton Fields development would become a natural

extension to the village, working seamlessly to enhance and extend the built element of the Aberlady Conservation Area.

- 5.45 Bickerton Fields are therefore suitable for inclusion within the forthcoming East Lothian Local Development Plan.

Landscape

- 5.46 The Council has commented that the proposed development would encroach into open rural landscape. They comment that there would be views from the AGLV and that housing development would likely be a negative impact in those views. That being the case a 20m planting strip should be incorporated to prevent views and substantial planting on the boundaries.
- 5.47 The accompanying OPEN development strategy report provides a landscape appraisal. In summary that appraisal demonstrates that the Bickerton Fields site would be seen to expand the village boundary of Aberlady to the east. Visibility of the site will be limited to within a localised area and while the additional development will have a noticeable effect on close range receptors, especially the existing settlement boundary, the provision of tree planting and open space within the indicative plan and the design of the residential layout to present frontages along the prominent edges reduces the prominence of the site and helps to integrate it within this sensitive context.
- 5.48 The development form and structure have been designed to protect the landscape setting of east Aberlady and the residential amenity of existing residents bordering the site.
- 5.49 The masterplan demonstrates how, with care, the site can be successfully incorporated into the landscape setting and become a harmonious and integral part of Aberlady, presenting a well-designed and thought through edge to this part of Aberlady.

6 CONCLUSION

- 6.1 Aberlady is an attractive village with high quality housing and services and good accessibility making it a sustainable and desirable place to live. The proposed Bickerton Fields site is ideally positioned to build on that sustainability and quality in a sensitive and proportionate manner.
- 6.2 The work undertaken to date demonstrates that there are no significant constraints to the delivery of housing early in the next East Lothian Local Development Plan. The proposed site would deliver a very high quality development, offering a range and choice of housing and providing Aberlady with a well-designed and fully integrated site. The site would also provide community benefits including affordable housing, a village green, orchard, planned open space and an enhanced public footpath network.
- 6.3 The site has no technical, environmental or planning constraints and can deliver its 60-80 houses by 2020. Bickerton Fields can therefore help East Lothian Council deliver its overall housing requirements by allocating a site that can deliver quickly and allowing time for larger more constrained sites to deliver elsewhere in East Lothian. The Bickerton Fields site should therefore be included within the forthcoming East Lothian Council Local Development Plan.

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your earth our world





Bickerton Fields, Aberlady

Development strategy - Response to MIR
February 2015



› Executive summary

Bickerton Fields, Aberlady

CALA believes that development at Bickerton Fields can make a positive contribution to housing need and choice within Aberlady, and is committed to delivering a high quality, distinctive residential development that will complement the existing village.

The site at Bickerton Fields presents the opportunity for CALA to provide a development of 60-80 homes in a manner that reflects the unique attributes associated with Aberlady, both in the high standard of design and construction of homes provided but also in the quality of environment.

Sensitive development in this location would form a natural extension to the existing urban area of Aberlady creating strong, identifiable and clearly defensible landscape boundaries. This site is a logical and natural way to extend Aberlady without detriment to its character or landscape setting.

Development at Bickerton Fields will increase the range and choice of housing within the village set in a high quality landscape. CALA envisage that this is a bespoke design proposal for a site that justifies a direct response to the location. Aberlady's distinct geography and rich and varied cultural heritage of buildings and urban design combine to create both an outstanding natural and built environment. The design of new development must positively contribute to place-making and should enhance not detract from the village's overall character and quality of environment. CALA would like to see the aspects that make the site unique and attractive brought to the fore. The distinct features and characteristics of the site are articulated through the design to create a distinctive extension to Aberlady with a clear identity and sense of place.

In addition to the environmental qualities of the proposed site, development at Bickerton Fields can benefit from an accessible location, with excellent transport links to Edinburgh and wider East Lothian and is located a short walk from local facilities and the primary school.

As a relatively small deliverable site, Bickerton Fields is an appropriate location to promote further limited growth and on this basis CALA's proposal represents sustainable development.



fig. 1: Indicative Bickerton Fields Masterplan.

CALA Homes

CALA began building homes around forty years ago, and today apply the same guiding principles of exceptional design and build, insisting on meeting stringent standards and offering value for money in a wide range of sought after locations across the UK. The company has a reputation for delivering high quality developments and a strong track record in East Lothian, including in Aberlady.

For CALA, the design of a home doesn't stop at the individual building; CALA's core aim is about achieving successful placemaking - creating vibrant and sustainable communities whether in a countryside development or in the heart of a city. All CALA homes are designed to respect and reflect their individual setting and mature well over time - aspiring to be the conservation areas of the future.



CALA development Trinity, Edinburgh.



CALA development at Briery Meadow, Haddington.



CALA development at Briery Meadow, Haddington.



CALA development at Briery Meadow, Haddington.

Bickerton Fields, Aberlady

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1. Introduction



1.1 Purpose of this document

The purpose of this document is to demonstrate the effectiveness of land at Bickerton Fields, Aberlady as an attractive site for residential development.

This response to the Local Development Plan Main Issues Report (MIR) has been prepared by Optimised Environments Limited, 'OPEN' on behalf of CALA. The document forms a supporting statement to accompany CALA's response to the East Lothian Local Development Plan Main Issues Report (MIR) and provides support for the allocation of land at Bickerton Fields, Aberlady (MIR Ref PM/NK/HSG006) for 60-80 homes.

Luffness Estate control the whole site area as identified in the MIR, 6.7 hectares (16.5 acres), and a field to the north encompassing 4.9 hectares (12 acres). CALA has appointed OPEN, as part of multi-disciplinary design team, to explore the potential for high quality development in this location and to inform its response to East Lothian Council MIR.

CALA believe that the site at Bickerton Fields could provide the opportunity for Aberlady village to grow in an organic, contained and logical manner and has the capacity to accommodate 60 - 80 homes to address the acknowledged shortfall in housing provision which has been identified within SESplan for the city and surrounding regions. This representation has been prepared to demonstrate how development on the site can meet Council land use objectives whilst securing significant wider public benefit in terms of improved open space and green linkages integrated with sensitive and appropriate village growth.

Importantly this document aims to convey the commitment by CALA to ensure a high quality of development which contributes positively to the built environment and is physically well integrated with the village.

1.2 Main Issues Report

The East Lothian Local Development Plan Main Issues Report (MIR) identifies Bickerton Field (site "ALT-N10 Aberlady East") as a reasonable alternative site within the North Berwick Area for up to 60 homes.

OPEN has reviewed the Interim Environmental Report (Appendix 9 for the North Berwick Area) which informed the MIR. The Environmental Report provides an objective assessment of the planning merits and strategic environmental assessment of all the potential development sites submitted for consideration as part of the LDP process.

This development strategy document illustrates and describes how the site at Bickerton Field could be developed to respond favourably to the assessment topics raised with regard to suitability and deliverability of the site. The proposed development framework provides a response to all of the issues documented in the Environmental Report.

1.3 A masterplan Approach

This document describes the proposed site location and its surrounding context, and includes a visual and physical appraisal of the site and its environs in line with the criteria set out in the Council's report. Through this appraisal, the document then identifies the development capacity of the site to accommodate change and concludes with a concept, development strategy and a summary of the opportunities for development at Bickerton Fields.

This document is visionary in nature and intends to demonstrate through appraisal of the site and its environs, in line with the criteria set out in the East Lothian Council Environmental Report, that the overall character and quality of the site at Bickerton Fields will not be unacceptably compromised through careful development. Indeed it aims to highlight that opportunities exist to enhance aspects of the village, including the contribution that it can make towards improved accessibility and open space provision. A master planning approach has been taken, which considers the site in a comprehensive and holistic way, emphasising context, landscape capacity, design quality, and sustainability as the key factors which can achieve this objective.

CALA has appointed a multi-disciplinary team to demonstrate that development at Bickerton Fields is both deliverable and can meet the aspirations for good place making enshrined within National and Local Policy

The team appointed consists of the following:

Planning: Wardell Armstrong;

Masterplanners / Landscape Architects: Optimised Environments (OPEN);

Transport and Engineering Consultants: Transport Planning Ltd; and

Architecture/Developer: CALA Homes (East) Ltd

This document and should be read in conjunction with the planning response prepared by Wardell Armstrong.

2. Aberlady wider context

Aberlady is an attractive and historic village on the East Lothian coast where the Peffer (Celtic word meaning “beautiful place”) Burn flows into the Firth of Forth and forms the wide and shallow Aberlady Bay. The village winds its way along the picturesque coastline, some 17.6 miles east of Edinburgh and 7.4 miles south-west of North Berwick. Originally an important harbour but with a small village, it has expanded over time to a population of almost 1200 and continues to experience pressure for growth.

The landscape of Aberlady is characterised as a coastal margin and Aberlady Bay is the dominant feature; key to the setting of the village. The bay is a Local Nature Reserve and is designated as a site of Special Scientific Interest, Special Protection Area; and Ramsar site. In prime golf country, Aberlady boasts the Kispindie links course and Craigiellaw Golf Course while a landscape of fairways and greens stretch east to Gullane and beyond. An outstanding natural setting and world renowned golfing experiences ensures the village attracts large numbers of tourists.

The site is located immediately south of the bay directly adjacent the A198 coast road, which bounds the northern edge, on gradually sloping ground rising southwards before being contained by the built edge of Aberlady Mains House and steading. It has excellent connectivity - bounded directly to the west by the A167 which leads south towards Haddington, west on the A198 to Edinburgh and north to the A198 coast road and therefore offers a prime location for sensitive and contained expansion of the village.

fig. 2: Regional context.





NORTH BERWICK

GULLANE

ABERLADY

HADDINGTON

3. Site context

3.1 Site overview

The Bickerton Fields site is highlighted on the location plan opposite. It lies immediately adjacent to the eastern and northern settlement boundaries of Aberlady, adjoins Aberlady Mains House and Aberlady Mains Steading to the south, and is well related to the village.

The site is within Aberlady Conservation Area and also benefits from being located in close proximity, but outwith the boundary, of Luffness and Gosford House Garden and Designed Landscapes which create an attractive landscape setting. There are good pedestrian links to Luffness Friary and beyond.

In addition the site lies directly across the coast road from the Aberlady Bay Nature Reserve and the Firth of Forth SSSI, Ramsar and SPA.

The site promoted in this document consists of two fields and in total extends to approximately 11.6 hectares (28.5 acres); the northern field comprising around 4.9 hectares (12 acres) and the southern field approximately 6.7 hectares (16.5 acres). The land is in agricultural use and almost flat in both areas, very gently sloping from south down to north. The area is not continuous however and the fields are distinct from one another - the northern field sits at lower level than the southern field and they are separated by a band of mature trees.

Site boundaries

The A6137 bounds the western edge of the site and leads directly to Aberlady High Street, the A198 which leads west towards Edinburgh and east as the coast road to North Berwick, offering easy access to local facilities and frequent transport connections to Edinburgh and the wider East Lothian area.

Aberlady Mains House and Aberlady Mains Steading which sit on Kirk Road form the site's southern boundary.



Aberlady Mains House and Aberlady Mains Steading site on the southern boundary of the site



The A918 coast road bounds the north of the site



The A6137 leads to Sea Wynd and east on to the A918 coast road



The A6137 bounds the western edge of the site



ABERLADY BAY

LUFFNESS HOUSE

A198

Total area:
Approx 11.6 Ha

A6137

ABERLADY

Sea Wind

Kirk Road

A198

A6137



fig. 3: Site location.

3.2 Aberlady Character

Aberlady is an attractive and historic village. The form of the village is essentially linear, with its traditional core along the A198 Main Street. Much of the historic core is protected by Conservation Area Status. Many of the buildings within that, and some notable others within the village, are also Listed.

The Conservation Area is centred on the historic core of West Main Street/High Street/Market Cross and Sea Wynd. It extends out to include Kilspindie, the old Customs House by the bay that acted as Haddington's port.

Time was spent studying the local vernacular of Aberlady, where the form of the local traditional buildings tends to be linear and simply articulated addressing the main streets, open spaces and rural lanes.

The main part of the High Street near the historic mercat cross is characterised by 18th and 19th Century single storey terraces and small houses with modest front gardens. Although of diverse architectural style, the relatively small scale of the buildings provides an attractive unity. Beyond the High Street, within the historic core, buildings become grander, with larger properties set in more substantial grounds. The central area has a strong herringbone pattern layout with an elongated thoroughfare with backland riggs defined by stone walls behind main street buildings.

Trees within gardens are an important feature especially along the main street.



High Street



High Street



Aberlady Mains Cottages



Aberlady Mains Steading



Aberlady Mains House



Back Lane



Variety in building form



Recent contemporary house on Haddington Road



Aberlady Manse



Typical lane and courtyard



Flats in the converted Maltings



The Market Cross



Sea Wynd



The Gardens housing development



18th Century terraced cottages



Diversity and unity through materials, form and scale

Bickerton Fields, Aberlady

3.3 Community facilities

At one time Aberlady accommodated five public houses, local services and shops. Now significantly reduced, the village nonetheless supports a local supermarket, post office, restaurants, bowling green and a primary school. The services offered in Aberlady are predominantly based along High Street, allowing residents to do a portion of their day to day business locally.

There is an active community within Aberlady, evidenced through the number of local groups and clubs advertised and it is hoped that new development will attract additional families into the area, bring new enterprises to the village and increase the use of local facilities which will help to sustain them in the long term.

3.4 Open space

Important open spaces include the bowling green, by the War Memorial and Parish Churchyard. Together with the school playing fields, they bring movement and greenery in contrast to the harder built edge along the main street. Despite the attractive amenity of Aberlady Bay and the spaces mentioned above, analysis of the public space in Aberlady shows a lack of useable open space. The primary school playing field is fenced off and the small area of open space on the corner of the A198 alongside the shore is exposed and requires the crossing of a busy road. It is therefore proposed that community open space of a functional size and design should form an integral part of the design.



Local supermarket



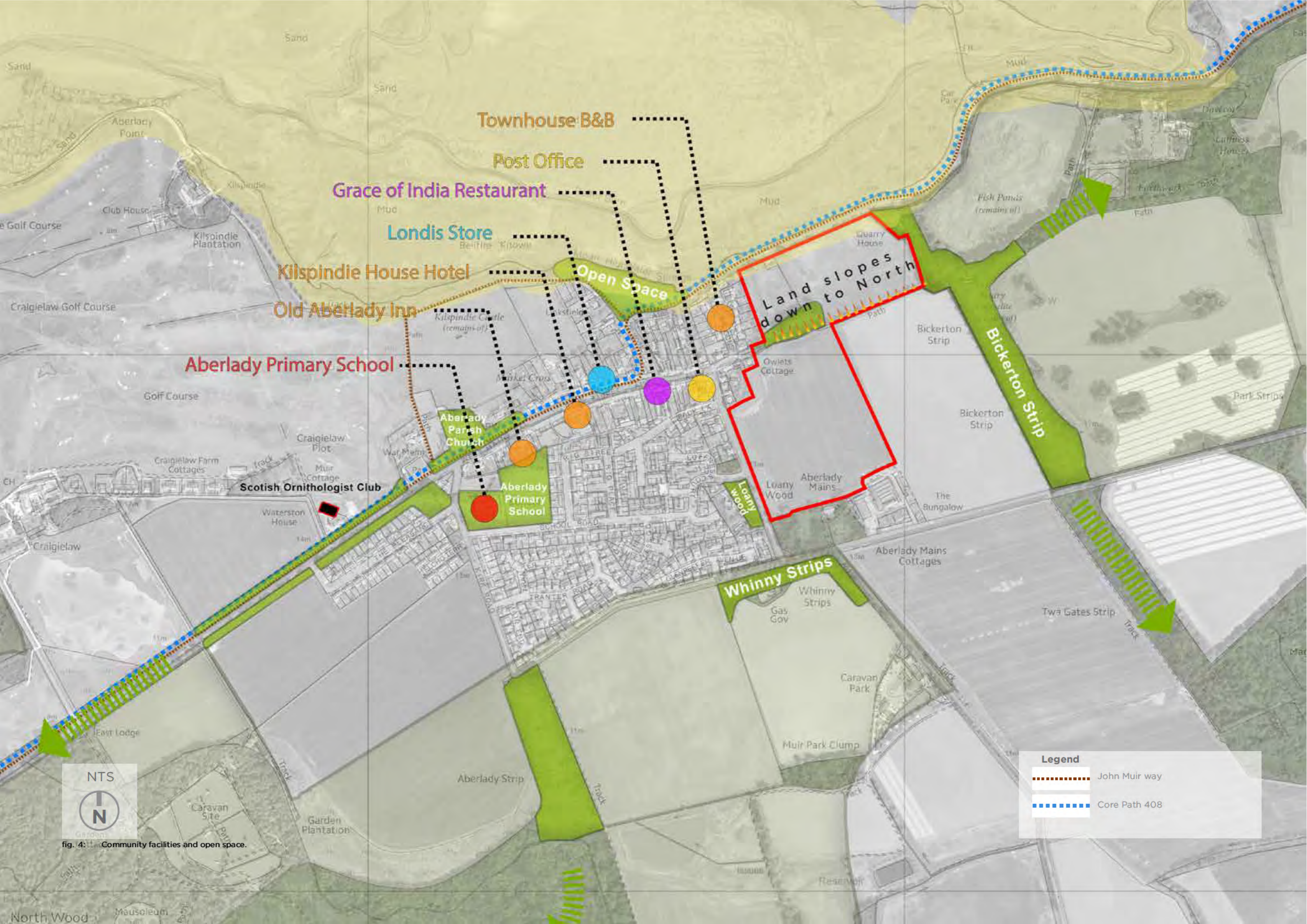
Old Aberlady Inn



Aberlady churchyard



Ducks at Kilspindie hotel and restaurant



Townhouse B&B
 Post Office
 Grace of India Restaurant
 Londis Store
 Kilspindie House Hotel
 Old Aberlady Inn
 Aberlady Primary School

Open Space

Land slopes down to North

Aberlady Primary School

Aberlady Parish Church

Scottish Ornithologist Club

Whinny Strips

Bickerton Strip

Twa Gates Strip

Legend
 John Muir way
 Core Path 408

NTS
 N

fig. 4: Community facilities and open space.

3.5 Connections

A Transport Statement has been prepared by Transport Planning Ltd to support the response to the MIR and inform the proposals. The text below provides a summary of some of the key issues.

3.5.1 Paths

The site is well connected by a network of existing paths and within walking distance (1600m) of Aberlady's local facilities and services including the primary school, post office and local shops. It has good active travel accessibility to local community facilities, and reasonable public transport accessibility to town centres and employment opportunities in North Berwick and Edinburgh.

Core Path 408

The existing Core Path 408 (John Muir Way) passes the site to the north parallel to the A198. Opportunities for connections to the Core Path for active travel and recreation are good.

National Cycle Route

A designated National Cycle Route follows Kirk Road to the south of the site area.

Other Paths

A recognised path, 'the Postmans walk' passes along through the site between the northern and southern fields connecting to the Bickerton Walk to the east. This is a popular recreational route. There is a footway on the eastern side of Haddington Road.

3.5.2 Public transport

The whole site area is within 400m of the nearest bus stop but the service from that stop is less than hourly. The frequent half hourly bus service between North Berwick and Edinburgh serves a bus stop approximately 500m from the site. The site is not within 800m of a rail station.

3.5.3 Vehicle access

Vehicle access to the site should be taken from the A6137 (Haddington Road) which directly abuts the site to the east or from the A198 to the north of the site. The location of the access junctions will be determined in consultation with ELC. Both the A198 and the A6137 provide good connections to the wider road network. Access from the A198 coast road would give localised benefits.



A6137, Haddington Road with footway to east



Bus stop on the main street



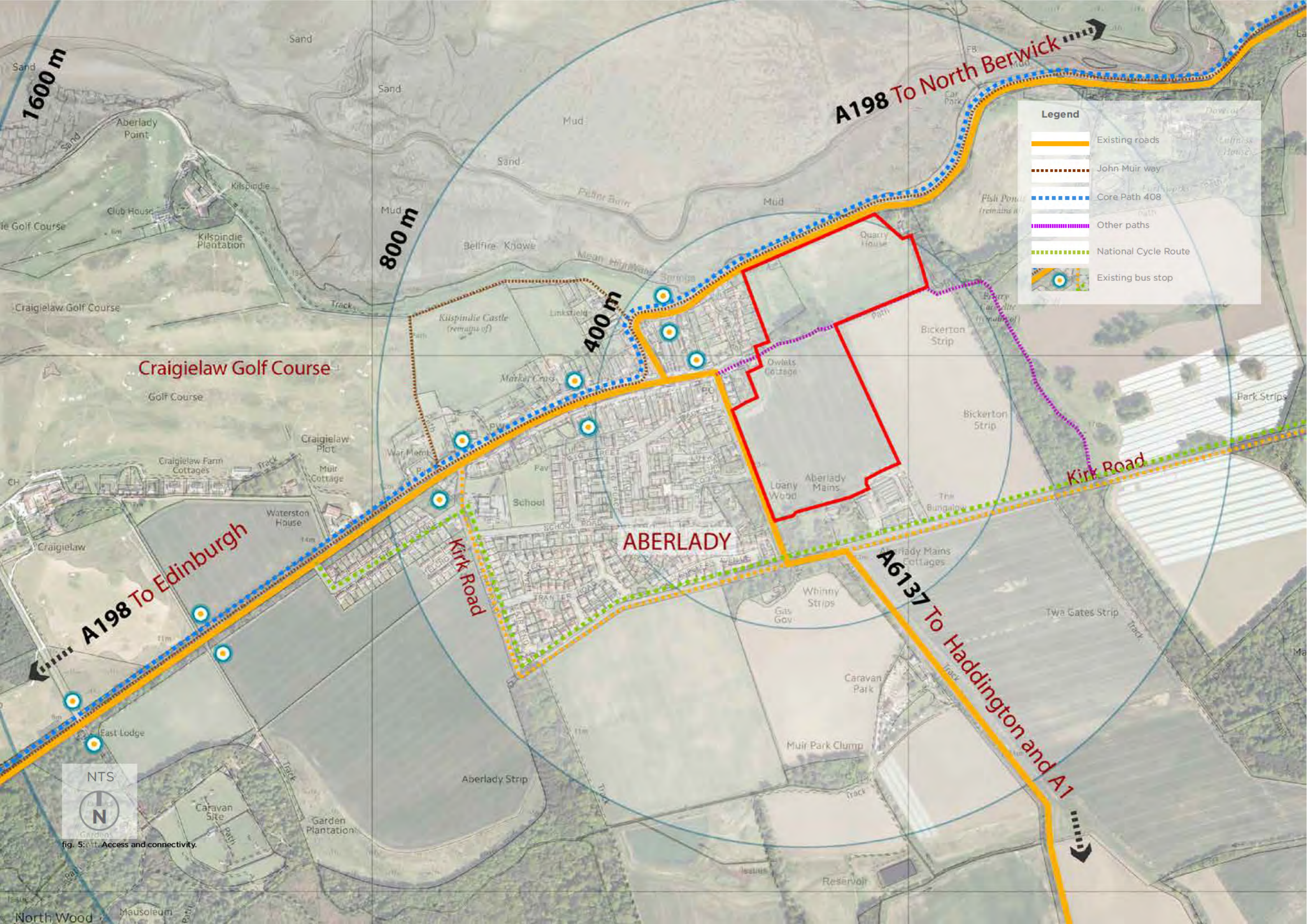
The Postman's Walk runs along the northern boundary of the southern field



Bickerton's Walk east of site



View looking north down Haddington Road and western edge of site with direct connection to the main transport routes



Legend

- Existing roads
- John Muir way
- Core Path 408
- Other paths
- National Cycle Route
- Existing bus stop

NTS

fig. 5: Access and connectivity.

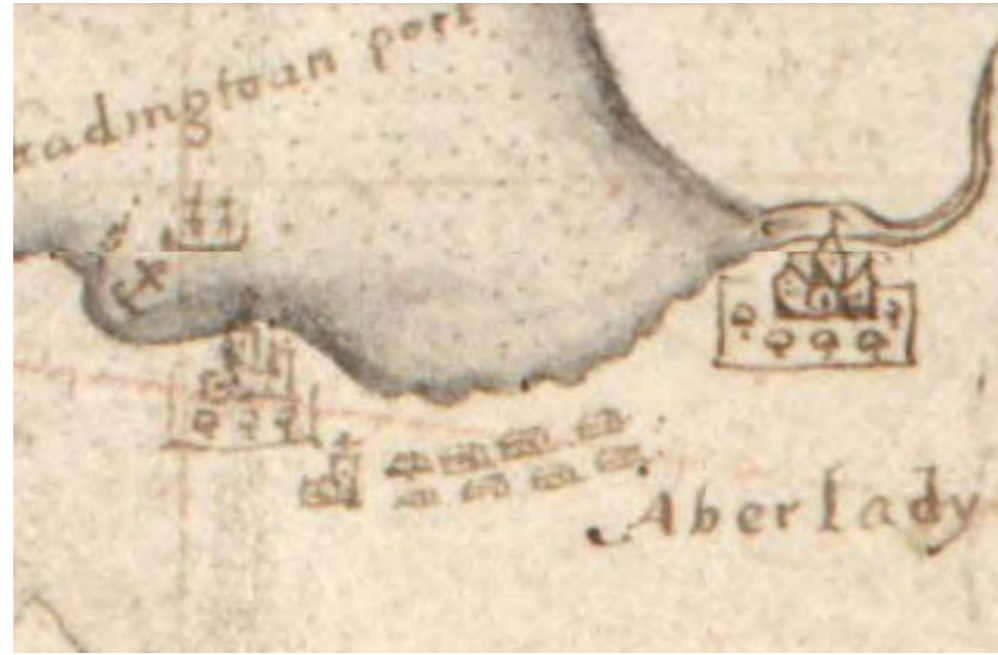
3.6 Historic growth

Aberlady has a long, rich and varied heritage dating back to the ruins of a 13th Century Carmelite Monastery which lies between Luffness House and the east end of Aberlady.

It was once a natural sandy anchorage where quite large boats could come close into the shore and unload. Aberlady was a Burgh of Barony with its own Town Council and was the port for the County town, Haddington.

Free trade brought prosperity to Aberlady which was a local centre for weavers in the 18th century and also a noted centre for smuggling. With the arrival of the railway in 1846 the shipping trade through the port of Aberlady declined. In 1845 the Burgh sold its rights of anchorage, etc. to the Earl of Wemyss. The last load to be unshipped at Aberlady was in 1863-64.

Through the combined effects of the railway and the Industrial Revolution, the local home-based weavers departed. In the 1890s a branch railway line was built from near Longniddry through Aberlady to Gullane. This line was closed in the 1960s as part of the rationalisation of British Rail and a caravan park was established on the site of the station.



Aberlady 1650



Aberlady 1854



Circus visiting Aberlady



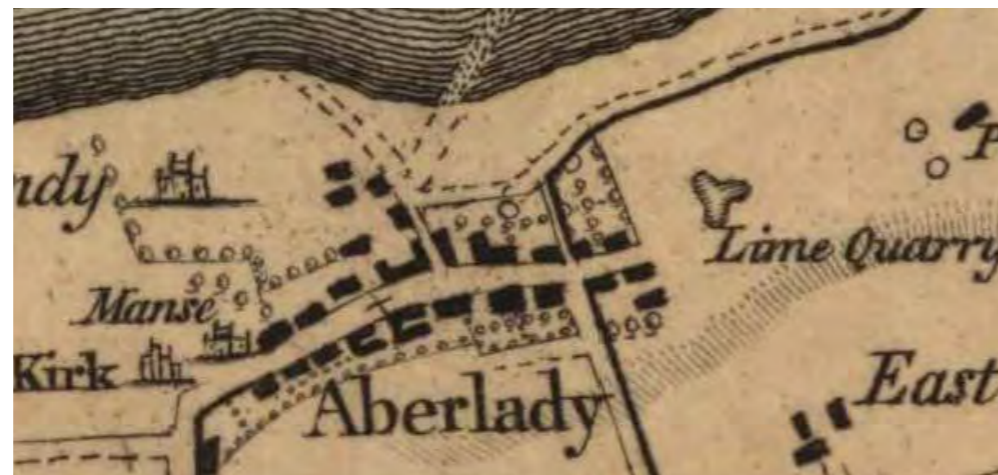
Aberlady Train Station



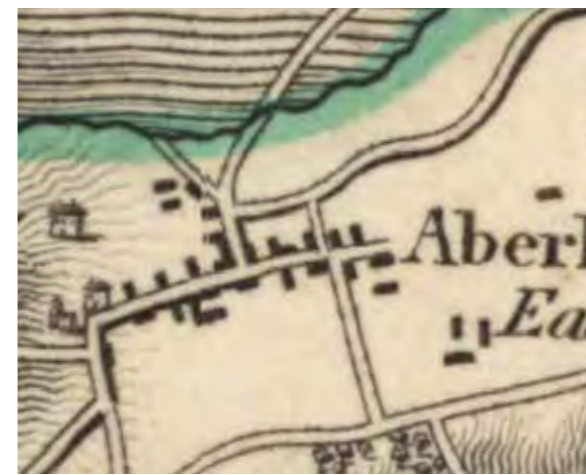
Original village shop



Aberlady 1752



Aberlady 1799



Aberlady 1822



Aberlady 1955

3.7 Historic growth

The maps below show how Aberlady has grown and changed over time, successfully managing to retain its village identity. The village has grown over the years as a result of both small scale organic growth and larger planned extension to the village.

Extension southwards has been contained by Kirk Road and sits within the village confines, however to the east it has been allowed to spread out with the village as can be seen on the 1957-62 map below.

The Bickerton Fields site boundary has been overlaid on the maps and clearly shows that development here would infill the gap between The Gardens development to the north and Aberlady House and steadings to the south, and would not grow the village beyond its extents.

There has been no significant growth since 2006.

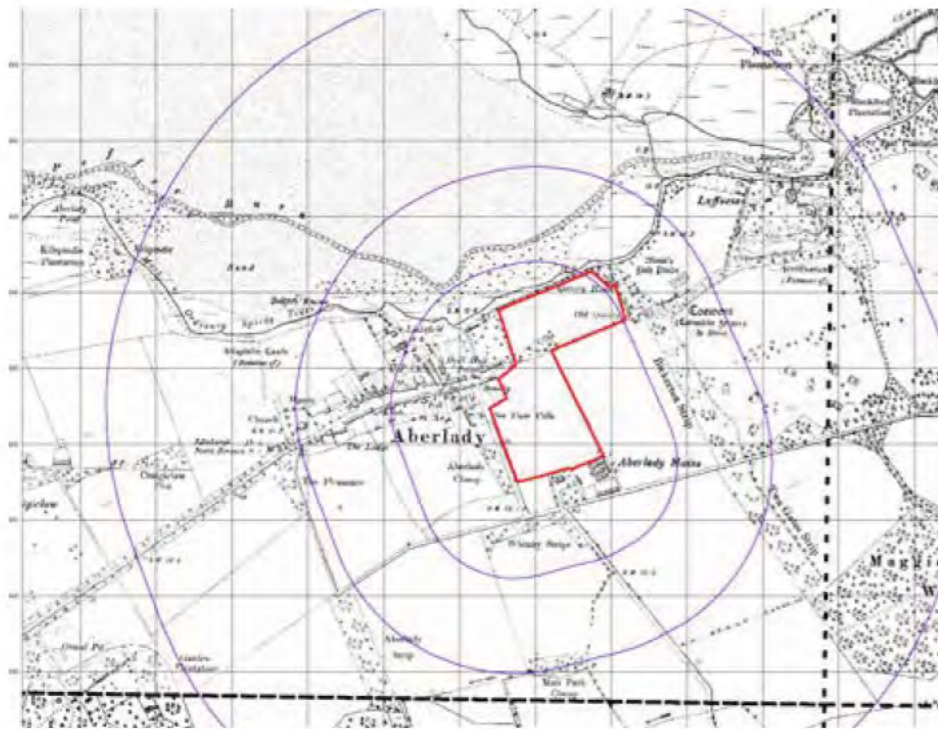


fig. 6: Aberlady 1896

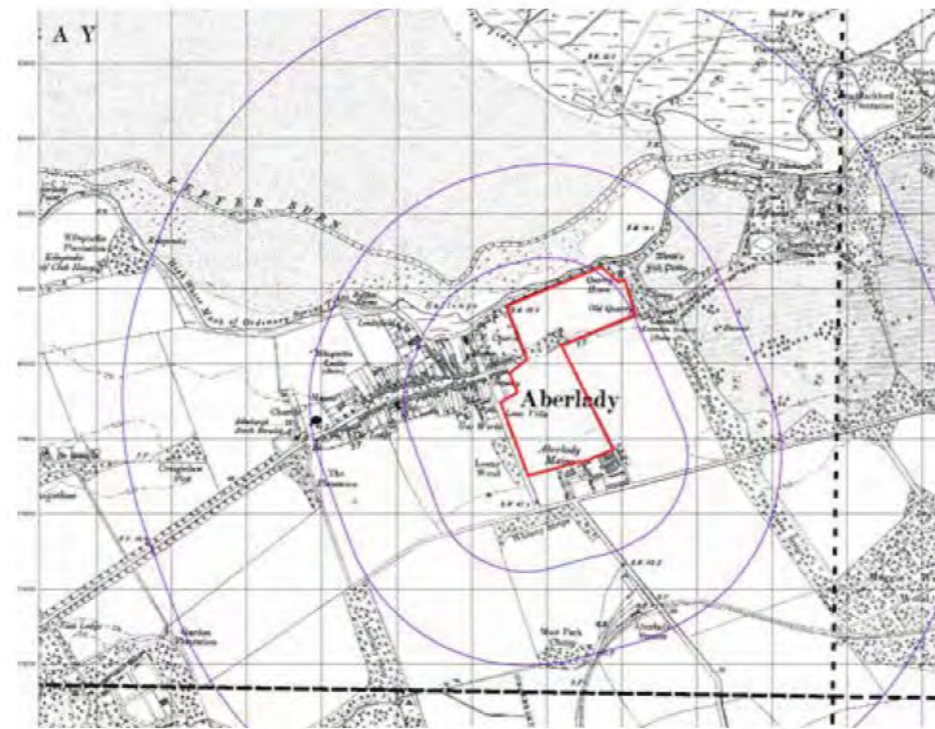


fig. 8: Aberlady 1908



fig. 10: Aberlady 1957 1962



fig. 7: Aberlady (part) 1988



fig. 9: Aberlady 2006



fig. 11: Aberlady 2014

3.8 Aberlady today

Aberlady has grown and changed its character over the last few decades however it remains a village with its own identity, character and community. In 1792 the population was 386, and there were eight farms. In 1981 the population was 878 and at the census in 2011 it was 1,166. The local economy relies less on agriculture than it once did, though it's still important, with the local estates employing several villagers. Increasingly the leisure industries of golf and tourism are major activities.

The village has a varied population of old-established families and newcomers, local workers and commuters to Edinburgh, the retired and the young (the primary school has some one hundred pupils). There is a steady increase in the number of retirees and the average age of the villagers. Aberlady is 30 minutes from Edinburgh by train (20 minutes from the station at Longniddry) or by road via the City by-pass meaning it is an attractive place to live for many people who work in Edinburgh, but who value the quality of life pertaining to a smaller community and offered by a coastal location.

Aberlady Bay has altered much with time. The Peffer Burn and the bay have become silted up. There is now a great sand-bar across the mouth of the bay which is visible at low tide, as are the remains of two war-time midget submarines which were stranded on the sand.

In 1952, Aberlady Bay became the UK's first Local Nature Reserve and is a popular attraction for tourists and bird-watchers. The Scottish Ornithologist's Club is based at Waterston House at the east of the village. Each Autumn thousands of geese arrive to over-Winter on the bay and seals are a common sight off Kilspindie Point.



Craigielaw Golf course
Bickerton Fields, Aberlady



Aberlady Bay Nature Reserve



Housing at Craigielaw



Geese on shoreline in front of Waterston House where the Scottish Ornithologist's Club is based



The Gardens development built in the 1990's



Contemporary housing at the foot of Haddington Road



Recent housing at the foot of Haddington Road / Haddington Place

As discussed in section 3.2, much of Aberlady is today designated as a Conservation Area. The designation area is highlighted in pink on this map and The Bickerton Field site lies within it. This is considered to be positive attribute by the developer and will ensure delivery of high quality development that is sympathetic to its surroundings.

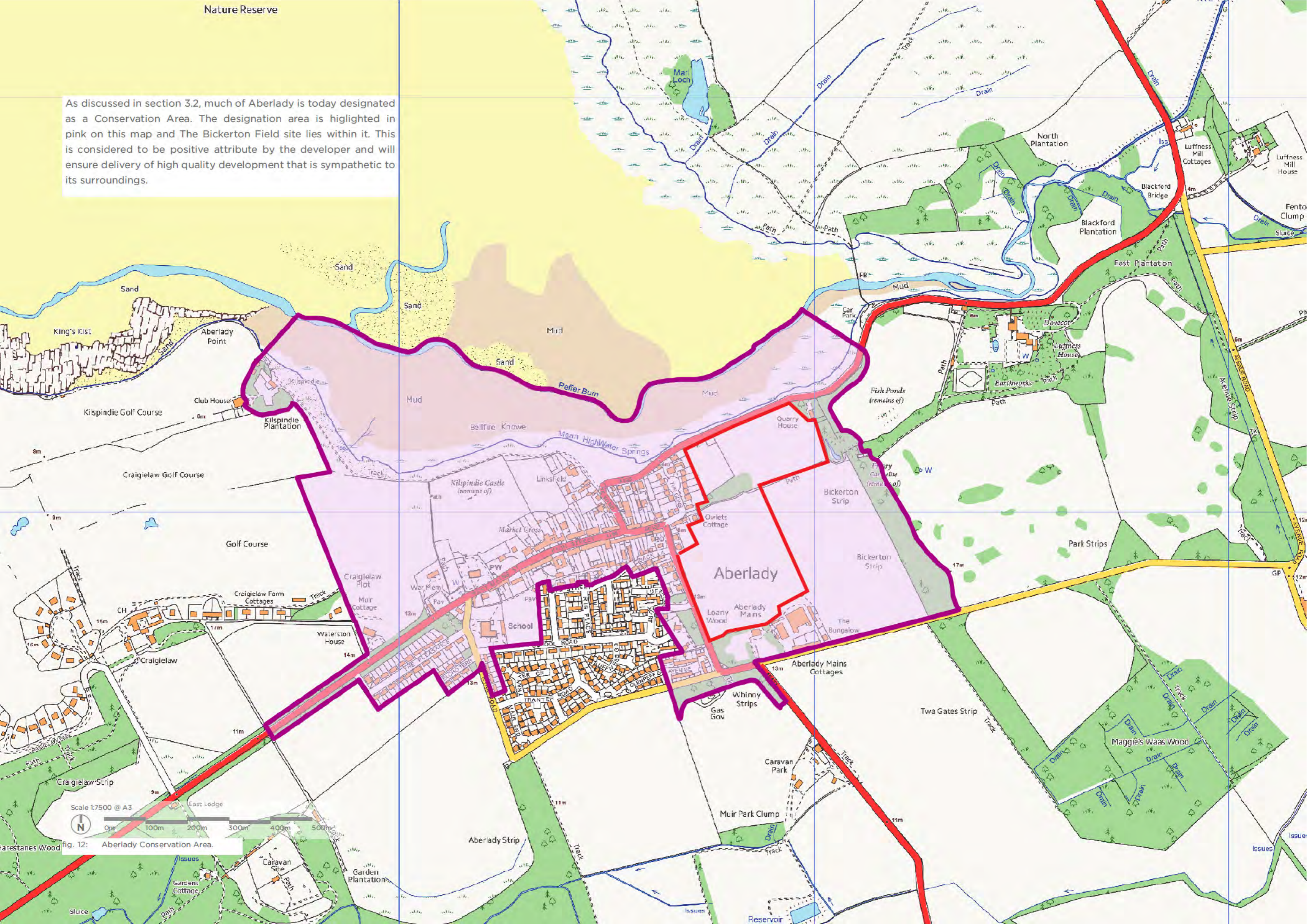


fig. 12: Aberlady Conservation Area.

4. Landscape appraisal

4.1 Landscape designations

The site is not within any areas designated for their international, national or local nature conservation importance, however it is in close proximity of the Firth of Forth SSSI, Ramsar and SPA, and Aberlady Bay Nature Reserve. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage.

A TPO tree belt runs along part of the northern site boundary, however development of the site would not result in the loss of protected trees or woodland. Notable species have been recorded within 100m of the site including the Kentish snail. Biodiversity of the site could be enhanced by the extension of existing hedgerows, tree planting and species rich grassland. There will be potential to improve habitat connectivity through the site's development.

The site is within Aberlady Conservation Area and is in close proximity to numerous listed buildings. It is also in the vicinity of Luffness and Gosford House Designed Landscapes. Development impacts on these attractive surroundings should be mitigated through high quality, responsive design.

The land is currently under arable cultivation and within 400m of Luffness Friary Scheduled Ancient Monument. As such it is considered there is a high potential for unknown archaeological remains.

4.2 Landscape character

'The Lothian's Landscape Character Assessment' classifies the site within the North Berwick Plain landscape character area. There are views from the site towards Aberlady Bay Nature Reserve and Gullane Bents, both of which are within Areas of Great Landscape Value (AGLV).

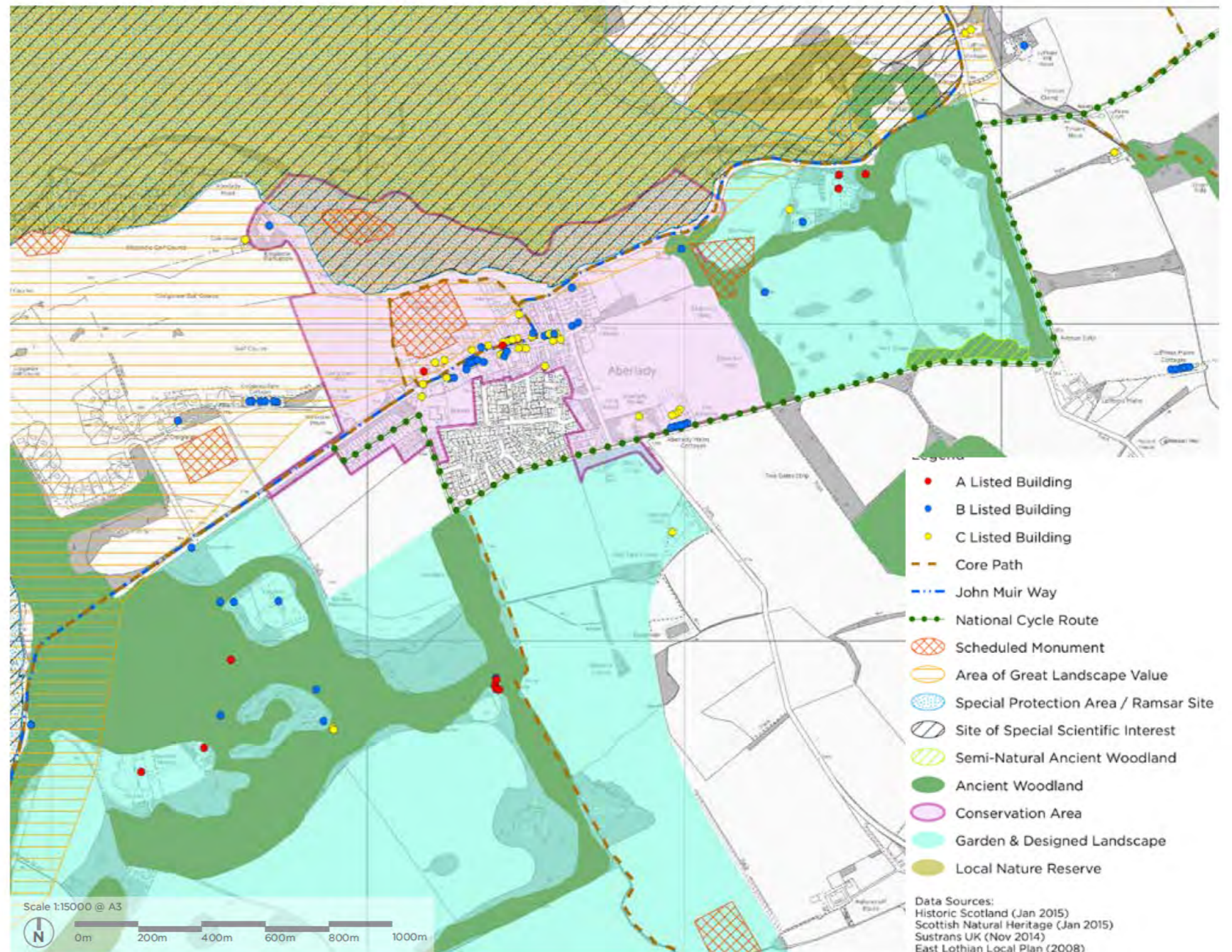


fig. 13: Landscape designations.

4.3 Views to the site



fig. 14: Viewpoint location plan.

The following photos of the site have been included to illustrate some of the issues relating to the sensitive landscape setting and describe how these have been addressed through the design process.



Viewpoint 1 - This view looking south toward the site from Aberlady Nature Reserve shows how well concealed the site is from the location, with only glimpsed views of Aberlady Mains House possible through the trees. The trees must be retained to ensure the woodland character to the edge of the village and the House should remain a landmark.



Viewpoint 2 - This view looking west along the A198 toward Aberlady illustrates how the Bickerton Strip woodland (where it extends to the road) limits views into the site. Combined with mature tree planting along the northern edge of the site, views are restricted to glimpses from the road. The wall and mature woodland edge define the character along the road and combine to restrict views to the site from the road.



Viewpoint 3 - This view looking north and east toward the Friary has been included to demonstrate the character of the estate woodland and designed landscape. The Bickerton Strip defines the land to the western edge of this photo.



Viewpoint 4 - This view is looking west along the minor road (National Cycle Route) towards Aberlady. This viewpoint has been selected to illustrate how the Bickerton Strip conceal views to the site area from further east, limiting the views to the site to the west of the mature woodland, see Viewpoint 5.



Viewpoint 5 - This view is looking west along the minor road (National Cycle Route) towards Aberlady from the western side of Bickerton Strip. This is an important view as its one of the few points where the site will be visible. The view demonstrates the significance of the Cottages and steading as a landmark on the road and the woodland character of Aberlady Mains House. The eastern edge of Aberlady is visible here, comprising a varied and interesting edge, overlooking the adjacent fields. The view to Aberlady Bay is only visible to the east of the mature trees that align Postman's Walk. The northern field being slightly lower is not visible.



Viewpoint 6 - This view from the steading is looking north along the eastern boundary of the southern field. This view illustrates the contrasting character of the southern field. The contained and defined area to the east overlooked by housing and relating to the existing village. In contrast the land to the east is of a more open character with views north to Aberlady Bay.



Viewpoint 7 - This view from the northern edge of Aberlady Mains House further demonstrates the contained nature of the western side of the southern field. Views to Luffness Links golf course are visible to the north east although the mature trees to the north contain most views north. The importance of trees and woodland planting in the edge character of Aberlady is evident.



Viewpoint 8 - This view is looking west and north from the steading towards Aberlady. The view highlights the wooded character of Aberlady Mains House and Loany Wood to Haddington Road. The urban edge to the site is relatively short and varied, with some buildings fronting the fields and some backing on all interspersed with woodland planting. The mature trees to the north are a prominent feature defining the northern boundary. To the east of these trees views to Aberlady Bay and Luffness links are possible.



Viewpoint 9 - This view is looking north along Haddington Road. The view demonstrates the contained nature of the western part of the southern field.



Viewpoint 10 - This view looking north along Haddington Road, highlights the prominence of Aberlady Mains House and the steadings when travelling north. The woodland character is also noted as a key aspect of this edge.



Viewpoint 11 - This view is from the A6137 when travelling north towards Aberlady. It illustrates the prominence of the Mains Cottages and how they obscure views on this approach to the site.



Viewpoint 12 - This view is from Haddington Road looking north within the village with glimpsed views of Aberlady Bay.



Viewpoint 12 - This view is from Haddington Road looking south from within the village to illustrate the character of the street and that the site is not visible from this point.

4.4 Landscape appraisal

4.4.1 Landscape and Visual Appraisal

An appraisal of the landscape and visual issues has been carried out in conjunction with the development of the site proposals, allowing an informed design to be developed minimising the effects on the landscape and visual resources surrounding it.

The sensitivity of this site and the surrounding landscape has been recognised in terms of the potential landscape and visual impacts that can arise when expanding a small village. In response to this concern, the development has been designed to ensure its footprint is proportionate to the scale of the existing settlement and with substantial provision of open space and tree planting around the margins to ensure successful integration into this rural context, especially to the north and east where the site is most prominent.

Tree planting has also been included to the south around Aberlady Mains House and along Haddington Road, bolstering existing woodland areas and reinforcing the woodland character of this edge.

To the north development is limited to a small area adjacent to the existing mature trees and has been kept back from the A198 with existing trees retained to the south of the existing wall. In response to this sensitive edge additional tree planting could be included to the north, this would be in keeping with the landscape character and further help contain views to the development.

To the west of the development, care has been taken to ensure a positive frontage to Haddington Road, whereby the proposed houses face out towards the existing houses. Areas of woodland planting and a 'arrival' space have also been included on Haddington Road to minimise the impact on existing properties and maintain existing views to Aberlady Mains House.

The eastern edge of development will be the most sensitive as it is the only one clearly visible from outwith the site area and due care has been taken to ensure it is designed accordingly. The alignment of the edge has been carefully considered to ensure views to Aberlady Bay are retained and views back to the site are of Aberlady Mains House. A positive edge will again be created with buildings looking east, consistent with the existing edge of the village, designed to be irregular and include areas of woodland planting to reflect the rural character, whilst also forming a well designed street. The aim here is not to hide the development but to design it so that it 'fits' within the landscape setting.

The mitigation measures embedded into the indicative layout have reduced the potential effects of the proposed development on the landscape and visual resource by providing an attractive landscape setting which helps to integrate the development within its rural context.

The location of the site next to the settlement boundary of Aberlady, within the Conservation Area, means that there is already an influence on the character of this landscape from the existing urban area. The steadings and Aberlady Mains cottage also included within the Conservation Area establish some built development within this area.

The southern field comprises a field which has no special landform or landscape features and is typical of the farmland which characterises much of East Lothian. The site does, however, have a local value in terms of the landscape setting it provides to the existing settlement. The development will expand the existing settlement with the loss of the setting, although the proposed landscape plan demonstrates how a new and attractive setting will be created to enable the proposed development to integrate into the wider landscape.

The field to the north does have more value to the landscape setting as it is set on the main coast road and is more sensitive due to the proximity to the Local Nature Reserve. Development located within this area will be limited and located to the south of the field so to avoid any potential flood risk area and minimise the impact on the landscape setting. Located to the south of the field behind an area of open space and existing planting it will be seen in the context of existing and proposed development and not on to the main road.

The visibility of the proposed development would be largely concentrated within the localised area around the site as a result of the landscape structure. This means that there will be very few receptors affected by the proposed development. Views from Aberlady Bay will be limited due to the existing woodland and the development form has been designed to minimise the area visible from this location. Visibility from Kirk Road to the south will not be a key issue, with the eastern edge of the development designed accordingly and views north to Aberlady Bay unaffected. Development will be visible from the A198 however views will be limited again due to existing woodland and the form of development. The site will of course be visible from Haddington Road and has been designed accordingly to respond positively to this edge.

While the proximity of close range viewpoints means the development will be a notable addition to the views, the presence of the existing settlement coupled with the extent of mitigation planting and open space incorporated into the indicative plan, reduces the prominence of the development and in so doing, the overall effect on the views.

In summary the proposed development will be seen to expand the settlement boundary of Aberlady to the east. Visibility of the site will be limited to within a localised area and while the additional development will have a notable effect on close range receptors, especially the existing settlement boundary, the provision of tree planting and open space within the indicative plan, and the design of the residential layout to present positive frontages along the prominent edges reduces the impact of the development and helps to integrate it within this sensitive context.

4.4.2 Landscape mitigation

Mitigation has been important throughout the design process. While it is not desirable nor possible to fully conceal the development, the layout - in particular the incorporation of structure planting - has been designed so as to minimise or avoid the effects on the landscape and visual resource, where possible.

The key features in respect of mitigation are the form of development and the structure planting which extends along the eastern and northern boundaries of the site. Further the open spaces to Haddington Road and the Postman's Walk, around the existing mature trees will also form important features in mitigating the visual impact of the site.

This development form and structure has been designed to protect the landscape setting of east Aberlady and residential amenity of existing residents bordering the site.

5. Site appraisal

5.1 Ownership

The site is owned by Luffness Estate and is promoted by CALA with the full backing of the landowner.

5.2 Topography

The site slopes very gently from south to north, almost flat as shown on the diagrams opposite. A small embankment between the southern and northern fields provides a step in level change with the northern field lower.

5.3 Flood risk

The SEPA flood map shows there is no flood risk within the southern field boundary. Within the northern field here is a medium to high risk of coastal flooding in an area approximately 70m north of the southern edge. No new homes should be located within the areas that may flood with the exact extents of the flood risk area to be determined through a detailed flood risk assessment at the appropriate time.



fig. 15: SEPA flood risk plan (extract).

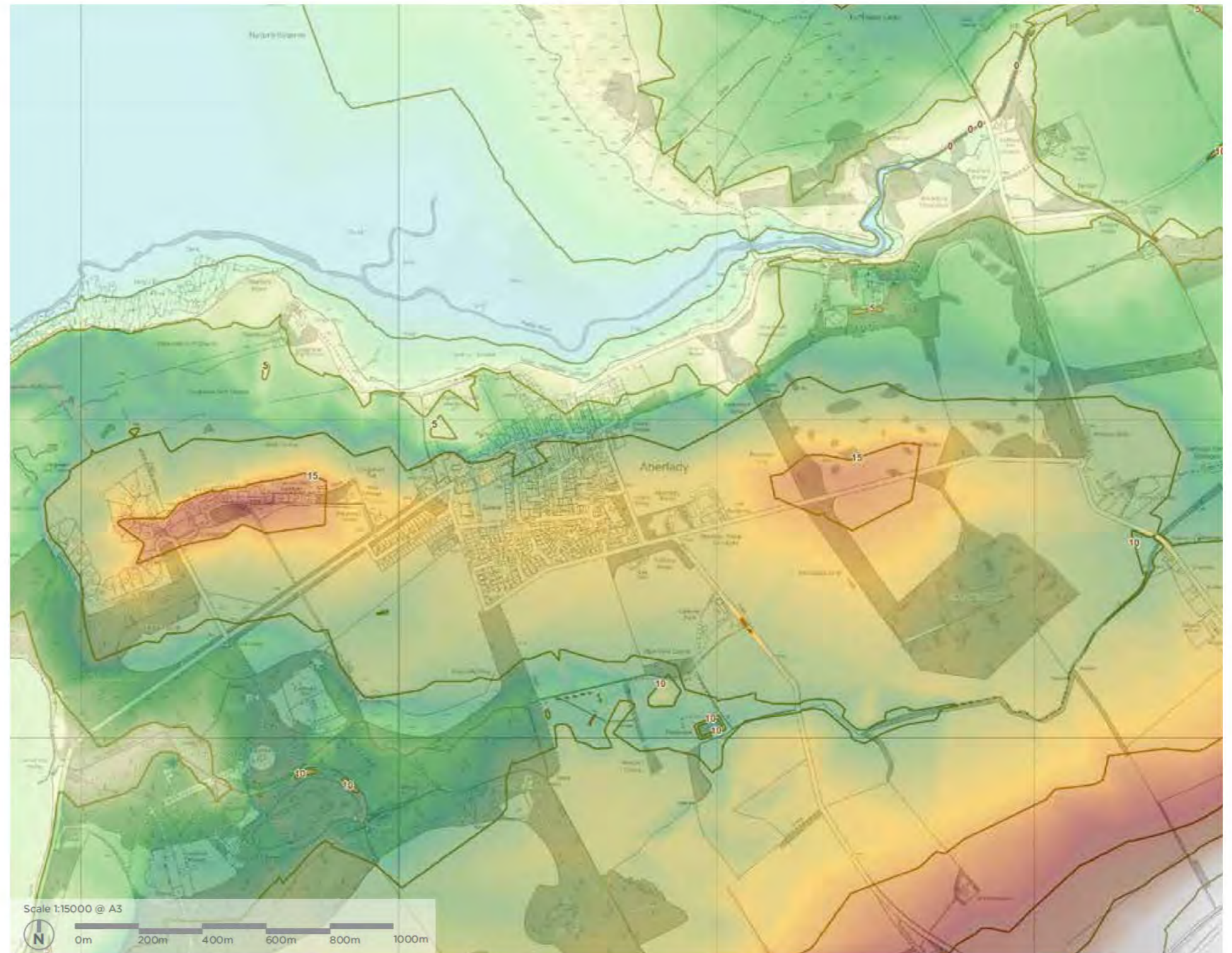


fig. 16: Slope analysis diagram.

5.4 Geology

The majority of the site is likely to be underlain by Glacial Till within raised marine deposits of sand and gravel in the north of the site. The bedrock geology comprises sandstones, siltstones and mudstones and occasional coal seams. The site is not within a Coal Mining Reporting Area.

5.5 Exposure

The surrounding estate woodland belts enclose the site to the east, with the existing settlement to the west providing some degree of shelter.

Within the site the tree belt running east-west and dividing the two fields provides an element of shelter for the south field from northerly winds. The north field is more exposed with some protection from the wind by the stone walling and trees fronting the coastal road.

5.6 Aspect

The site is generally north/north-west facing. Whilst on paper this is not the best aspect for solar gain, on the ground the predominantly flat, open character of the land should allow for creation of a development form that maximises orientation and respects the aspects.

The aspect does also allow for filtered views to Aberlady Bay and the Firth of Forth across the site from the road along the southern boundary.

5.7 Ecology

The proposed residential development would result in the loss of agricultural land which has little current value to wildlife.

The existing trees to the north of the southern field, protected by a TPO will be retained as part of the proposals.

The opportunity exists to enhance the biodiversity value of the site by extending existing hedgerows and including areas of tree and shrub planting and species rich grassland within the proposals.

5.8 Contamination

East Lothian Council's Contaminated Land Officer has confirmed that generally there is no recorded contaminative land use on the site but consideration should be given to potential contamination from a former blacksmiths, located adjacent to the north western site boundary. Chemical analysis of soils would be required to confirm this.

5.9 Existing trees

The trees that separate the southern and northern fields are subject to a TPO and will be retained as an integral part of the proposals.

All the existing trees within the site area should be retained, as part of the areas of open space and within private gardens where possible. The ecological and amenity value of the trees is considered an asset to the site, these will give the development an instant setting and contribute to its character, making it an interesting and attractive place to live.

Where woodland areas bound the site to the south around Aberlady Mains House and Owlets Cottage, sufficient areas of open space should be provided to ensure the trees are protected and adjacent properties are not located within tree protection areas.

An Arboricultural Survey and Woodland Management Plan should be prepared at the appropriate stage to ensure any future detail proposals protect the existing trees.

5.10 Boundaries

Aside from the existing trees the proposed development area has few physical features, typical of its long history as farmland and as a result the boundaries and surrounding land uses are the key elements that will inform the layout of any development within the site.

The following section describes each of the key boundaries and notes how it has informed the proposal.



The southern boundary, Aberlady Mains House

The southern boundary to Aberlady Mains

The southern boundary to Aberlady Mains should be defined by an area of open space to ensure the setting of the house (C listed) is protected. This should be designed to protect key views to and from the house and ensure the integrity of the landscape setting is maintained.

The existing steading currently backs onto the fields which surround it and forms a landmark on the eastern side of the village. The setting of the steading (a potential development site) should be considered in any proposals, ensuring it remains a landmark on this edge whilst recognising opportunities for improved connections and integration.



Haddington Road

The western boundary to Haddington Road

The boundary to Haddington Road and the existing housing areas forms the eastern extent of the existing village and is particularly sensitive due to the setting of the existing properties. Haddington Road is a key route to Aberlady and should be recognised as such in any proposals.

Development along this edge should seek to respect the setting of the existing properties and provide opportunities for integration where possible, through good connections, provision of open space and the landscape structure.

Development fronting the road should be minimal and set back. although it must still front the street it must respect the setting of Aberlady Mains House and the existing properties.

To the north where existing properties are located to the east of Haddington Road, the opportunity exists to integrate with the existing urban form, although this must be done in a manner sensitive to the setting of the existing properties.



The northern boundary

The eastern boundary

Within the southern field, the eastern boundary is not physically defined on the ground following a recognised field boundary. This allows clear views from the minor road to the south east to Aberlady.

A robust and defensible edge must be defined as part of the proposals. The proposed edge should seek to reflect the existing edge character of Aberlady, where a varied and non-uniform building line, including areas of planting, overlooks the adjacent fields.

The northern boundary

The northern boundary of the southern field is well defined by a stand of mature trees (protected by TPO). An existing path and hedge boundary further reinforce this boundary. These features must be retained within any proposal.



Northern boundary to A198

The northern fields

The northern fields are well enclosed with well defined landscape boundaries on all sides. Views in from the A198 are limited due to the existing wall and tree planting. Existing properties define the western edge, located within a historic walled garden.

The eastern edge adjacent to the Luffness Quarry House (B Listed) is well defined by estate woodland.

The northern field is separated from the southern field by a wall, hedging in places and the existing mature trees. Views to the northern field are possible from the existing path. Importantly views across the northern field to Aberlady Bay are possible from the path to the east of the mature trees.

Any development within this area must be carefully considered due to the proximity to an environmentally sensitive area, flood risk issues and matters of landscape setting.

5.11 Site analysis

Any development proposals at Bickerton Fields will carefully consider the landscape quality and pattern that makes the area so distinctive and which landscape elements should be considered as features within any site layout.

Every effort must be made to incorporate the existing features of the landscape into the development. Working around and protecting significant assets such as the trees and protecting the areas of greatest landscape and environmental sensitivity. Reviving and respecting historic and cultural features, such as the field boundaries, routes and the agricultural morphology, woodland stands and the views from the site. These all combine to provide opportunity to enrich the development and its spaces, linking it with its context.

key issues that must be considered

- The proximity to the Conservation Area, and environmentally sensitive areas to the north;
- The wider landscape setting (including designed landscape) and in particular the distinct woodland structure of Luffness estate;
- The existing trees protected by TPO;
- Potential issue of coastal flooding;
- Key views from and across the site to Aberlady Bay;
- Key views across the site to the eastern edge of Aberlady;
- Views from Aberlady Bay Nature Reserve to the north;
- Key views to and from Aberlady Mains House;
- The existing fields boundaries (walls and hedges) and path that run between the southern and northern fields; and
- The setting of the existing properties to the west.

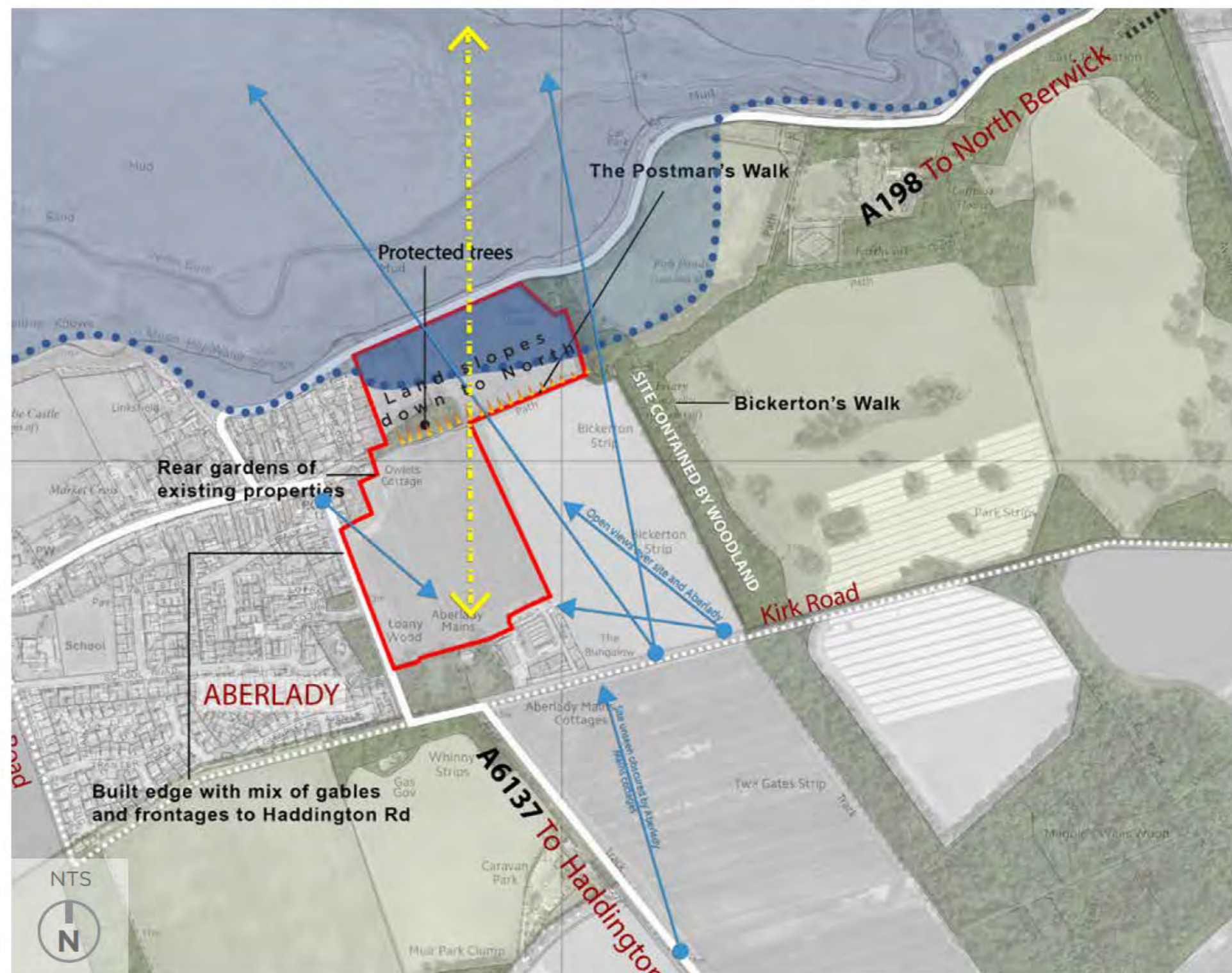


fig. 17: Site analysis diagram.

5.12 Identified development areas

Through the process of review and analysis parts of the site that have capacity to accommodate development have been identified and are shown in blue on the diagram opposite.

Any development should be located within the areas identified to ensure it does not negatively impact upon the landscape setting or character of the area. It is considered that by locating development within the areas issues relating to landscape setting, visual impact or environmental impacts can be completely mitigated against or at least minimised.

Within the site two potential areas for development have been identified, one within the northern field and one within southern field.

The northern development area extends to approximately 0.25ha.

The southern development area extends to approximately 2.15ha.

- The area within the northern field must provide sufficient buffer to the existing trees and avoid the flood risk area to the north. The exact extent of the of the flood risk area will determine the northern edge of this area.
- The development area within the southern field will ensure the landscape setting of the site is a key consideration. It recognises the importance of views to and from Aberlady Mains House and will protect the setting of existing properties and the protected trees.
- Important views to Aberlady Bay over the site from the road to the south and existing public path are maintained by limiting the extent of development and ensuring sufficient space is maintained for visibility.
- The developable area in the southern field will ensure that the scale and location of development within the site respects the landscape setting.

Areas outwith the zones identified for development should be retained as agricultural land or utilised to provide areas for structure planting or open space depending on the location.

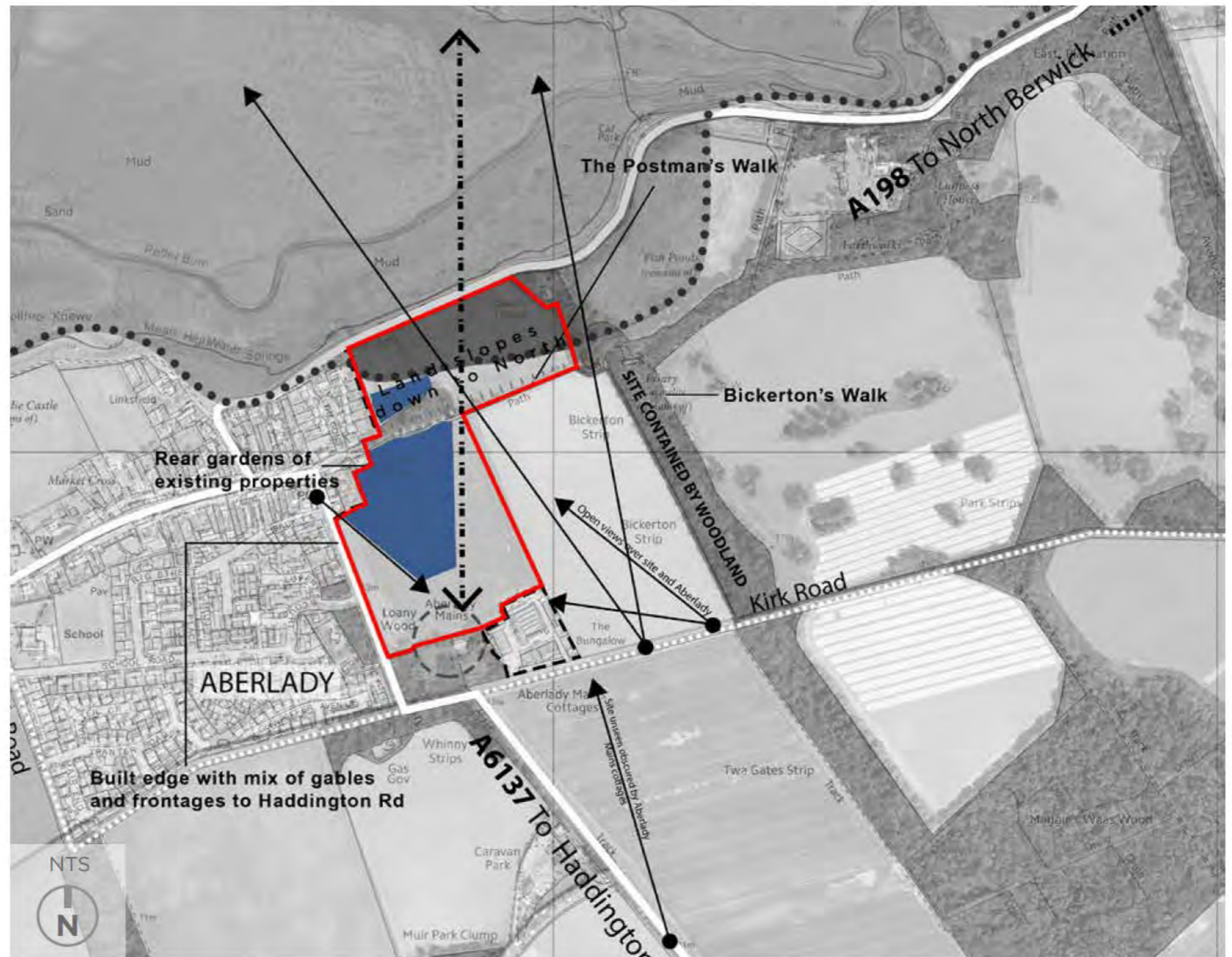


fig. 18: Potential development area.

6. The opportunity & vision

6.1 Opportunities

The site is in a particularly sensitive and attractive location surrounded by designations and within the Aberlady Conservation Area. It should be noted that this is viewed as an opportunity to create an attractive development that is fully context driven. The fact the site is in a Conservation Area should not preclude development rather it will ensure a high quality development proposal.

The key physical opportunities/constraints which influence the site are:

- The site lies within the Aberlady Conservation Area;
- Proximity to Aberlady Bay;
- Proximity to the A6137 Haddington Road and A198;
- Topography;
- Views;
- Flood risk;
- Distinctive stone walling bounding the coast road;
- Close proximity to the village centre;
- Mature, protected trees;
- Setting of B listed Luffnees Quarry House;
- The setting of the C listed Aberlady Mains House; and
- Existing C listed derelict steading with development potential.

6.2 Site potential & vision

An illustrative masterplan has been produced in response to the site opportunities and constraints and establishes the capacity of the site to accommodate development. The design approach and concept are illustrated on the following pages. The physical characteristics and boundaries of the site offer an attractive environment for sensitively located and designed housing.

Development at Bickerton Fields could readily offer several benefits to the immediate locale and to the town as follows:

- The opportunity to create an enhanced entrance to Aberlady from the south through the formation of a formal arrival space;
- Creation of useable open space in the form of a village green and orchard;
- Sustainable growth which would maximise the opportunity while providing generous useable open space and make best use of existing and enhanced infrastructure;
- The creation of a distinctive neighbourhood designed for place and using existing landscape features;
- Provide housing choice, including the provision of much needed affordable housing;
- Support for the provision of local facilities and the opportunity to create new ones;
- The provision of a new road linking the A6137 to the A198, reducing the amount of traffic that requires to pass through High Street; and
- As the site is currently comprised of agricultural fields, ecological benefits could be gained from further tree planting, green space planting, domestic gardens and orchard providing opportunities for enhanced biodiversity.



fig. 19: Illustrative Masterplan.

6.3 Design approach & concept

The overarching aim of the site design is to stitch in with the village atmosphere that Aberlady has managed to retain and which makes it such an attractive location to live and visit.

As previously discussed, the character of Bickerton Fields is defined by its site boundaries. The features of these edges and views from them, coupled with the opportunities identified in the previous section lead to a natural and logical concept for the design approach to the site. The approach is based on the setting of the site and the potential contribution development in this location can make to the village from a need perspective. The concept is derived from edge treatments and responses. Edges that contain, welcome, shelter and manage views as appropriate.

Eastern Edge

Ensuring that the development is contained and creates the minimum visual impact is the key factor in design approach. By striking a development extent defined by the edge of the mature trees to the north of the southern field and in line with Aberlady Mains House, development would align with a south easterly aspect and thick tree lined edge along the street would mean it would be imperceptible from the north and south of the site, and the prominent view of Aberlady Mains House would remain unaltered. The eastern edge is only visible from Kirk Road at the western edge of Bickerton Strip. Keeping development back from the edge of the steading and Aberlady Mains House, addressing the street with a mix of gables and frontages and lining it with a double row of trees will treat the edge in a similar fashion to that currently addressing Haddington Road.

Western Edge

Aberlady is currently lacking in useable public open space. Identifying opportunities to integrate with existing green space resources and the village sets out the starting point for the layout.

The formation of a village green off Haddington Road would create an attractive entrance to Aberlady from the south and protect and enhance the amenity of existing properties to the west. This space would assist in integrating the site with the existing village and provide a gathering point for activities such as a farmers market.

Northern Edge

This edge is particularly sensitive addressing the coast road, Aberlady Bay and adjoining the designed landscape of Luffness House. Development here should be minimal, very carefully designed and set back from the coast road. A community orchard to the north east would be an appropriate space for protection of this edge and would offer a synergy with the any farmer markets happening on the village green. Enhancing tree planting would further screen development and offer shelter to the space.

Northern Edge of Southern Field

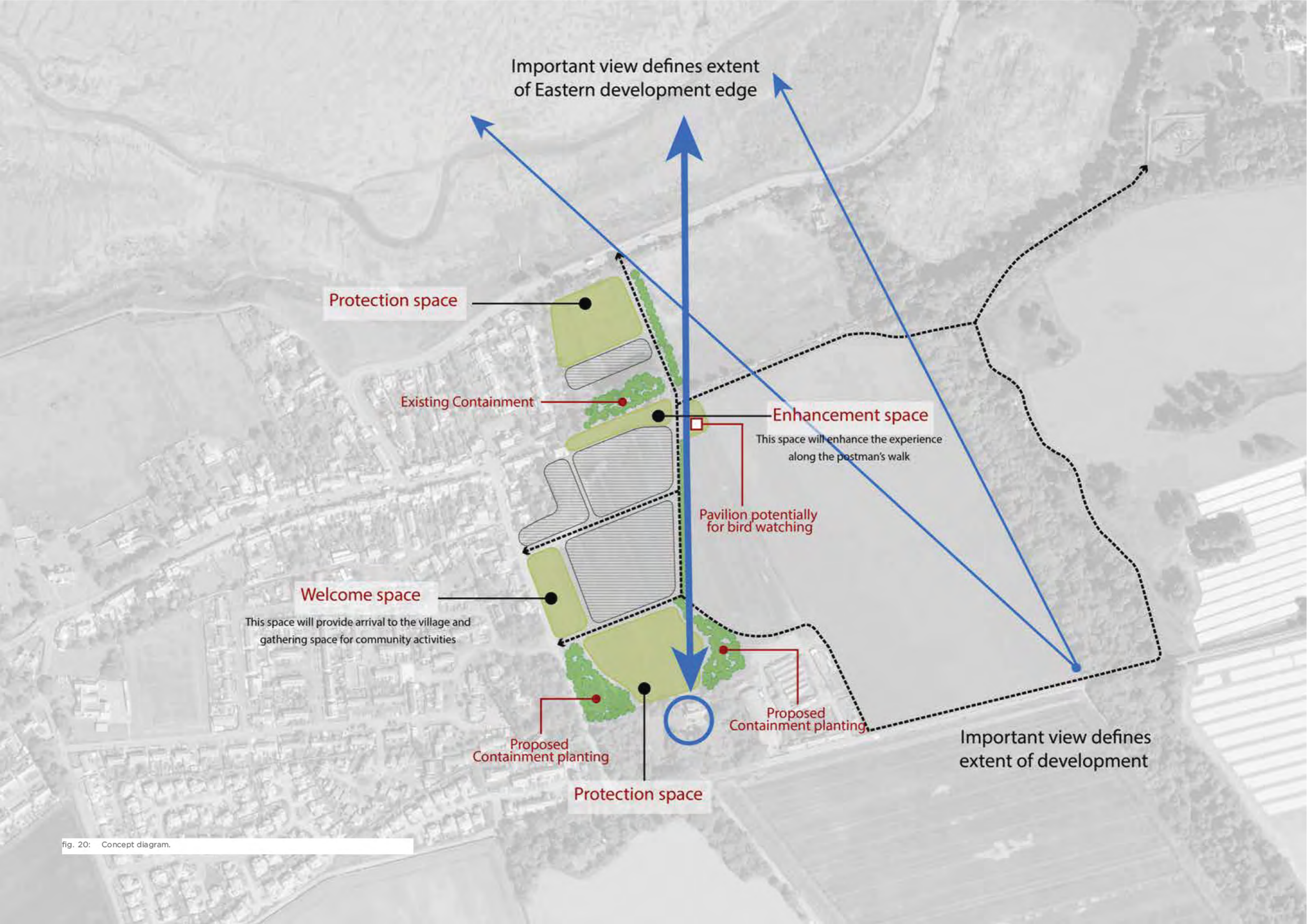
Creation of a park to the north of the southern field utilising the route of the currently well used Postman's Walk and alongside the belt of mature trees; will be enhanced for those passing along the south and east of the site who will be safely overlooked and able to walk a continuous loop around Bickerton's Walk and back to the site.

Southern Edge

The southern edge of the site is designed primarily to respect the setting and views from Aberlady Mains House. The space is envisaged informal recreation space perhaps a meadow or as a paddock for horses. Structural woodland planting should define the space to help integrate development into the surrounding landscape.

The key aspects of the concept are illustrated in the diagram opposite and identify the main principles that underly the initial development proposals which are as follows:

- Minimising development impact on this sensitive landscape;
- Protecting views of Aberlady Mains House;
- Creating useable open space; and
- Integrating with the village and surroundings.



Important view defines extent of Eastern development edge

Protection space

Existing Containment

Enhancement space

This space will enhance the experience along the postman's walk

Pavilion potentially for bird watching

Welcome space

This space will provide arrival to the village and gathering space for community activities

Proposed Containment planting

Protection space

Proposed Containment planting

Important view defines extent of development

fig. 20: Concept diagram.

7. Development framework

This section of the document sets out an initial development framework, demonstrating how development at Bickerton Fields could be structured. The framework is illustrated opposite and the structuring principles for the spatial strategy are defined in the following text.

Landscape features

The site has a number of specific features around its edges which contribute to character, visual containment and landscape interest. These elements should be integral to the development proposals and include:

- Stone walling and trees along the northern boundary of the site;
- B listed Luffness Quarry House immediately on the north-east boundary;
- The path known as the Postman's Walk along the northern boundary of the south field;
- TPO tree belt immediately north of the Postman's Walk;
- Bickerton Strip woodland, remains of the friary and path known as Bickerton's Walk to the east;
- Setting of C listed Aberlady Mains House to the south; and
- Existing C listed steading buildings on the southern boundary.

Additionally, the site should respond to the existing housing and trees directly across the A6127 to the west, protecting and enhancing their amenity and respecting their form and scale.

Landform and orientation

The southern field is situated on a very gentle slope which is north/north-west facing offering favourable conditions for the creation of interesting streets and spaces without the need for extensive earthworks. The overriding strategy for the design of the development is to work in harmony with the natural topography and take advantage of the opportunities it affords in terms of aspect and orientation. Housing should be arranged to maximise opportunities for passive solar gain.

Working with landform and existing features should drive design, ensuring best housing fit and that the site maximises its existing qualities to create a distinctive character. In doing so the new development can positively contribute to the sense of place that is so recognisable and attractive at Aberlady.

Connections and integration

The development should be readily accessible to residents, visitors and the existing population by providing clear routes from within the site to existing connections on the boundary edge. All spaces should be linked by an integrated network of streets and spaces. Key connections have been shown to:

- Promote pedestrian links to the Postman's Walk to the north of the site;
- Promote pedestrian connections to existing bus stops;
- Promote pedestrian connections to Bickerton's Walk east of the site;
- Promote integration with surrounding community;
- Ensure development overlooks and addresses open space;
- Provide a variety of connections to the existing network wherever reasonable in order to maximise the permeability of the site; and
- Develop a clear street hierarchy and a permeable block structure.

Views

Development blocks should be laid out to respond to the gentle contours of the site, existing properties and features, and to ensure that key views are maintained and created. For example the view of Aberlady Mains House from the village should be protected and the primary street could be aligned to terminate with a view of the house to the south and of Aberlady Bay to the north. Arranging streets and buildings to filter views, terminate vistas and pass through sub spaces will help create a legible, attractive and interesting place. Open spaces should be designed to maximise and enhance this experience.

Spatial experience

Development blocks should be arranged to ensure that an interesting spatial experience is created. A hierarchy of different streets and spaces will create a varied and legible urban form. This basic structure can then be further articulated by additional requirements and guidance such as building height, landmarks and building typology as design progresses.

The site currently consists of an open field and therefore the development layout should be arranged to respond to the edge conditions.

On the west, adjacent the A6197, the aim should be to create an attractive and welcome entrance to the village for those coming from the south and east.

A line of trees to the south-western edge of the road could visually continue the landscaping from Aberlady Mains House and mirror that on the other side of the road continuing the leafy approach. This could lead to a traditional village green type space leading into the development. Such a space, surrounded by properties would assist in integrating development with the existing village physically and socially; becoming a gathering point for activities such as a farmers market. Two access points to the site are located either side of this space providing linkage to spaces to the north and south. To the north a small soft, natural open space adjacent to the existing trees and well used 'Postman's Walk' path, could offer informal recreation space including areas for play and perhaps a small structure such as a bird hide.

From this space pedestrians could continue east along the existing path to the Friary and on to Luffness House or head south from the friary along Bickerton's Walk to Kirk Road. The creation of a pathway along the edge of Kirk Road and on the eastern boundary of the site would enable walkers to loop round and into the development from the eastern side.

The primary street connects from Haddington Road to the A198 coast road and will pass along development to the east and agricultural land to the east. Buildings should respond positively to the eastern edge in a traditional manner akin to the existing edge. The spatial experience to those walking along this edge should not be of rear garden fences but an attractive mix of landscape and buildings. Trees and hedges juxtaposed with gables and frontages, and interrupted by footpaths into the development would make for an interesting, safe and pleasant walk.

The following pages briefly describe and illustrate the framework under three main headings:

- Access and connectivity;
- Landscape framework strategy; and
- Land use strategy.

7.1 Landscape strategy

The landscape setting and relationship with the existing village has been the key influence in defining the development area, the urban form and location of open space. Well designed public open space will help establish a strong sense of identity, create opportunities for social interaction and promote healthy active lifestyles. This section briefly describes how and where this could be provided at Bickerton Fields.

The landscape strategy for Bickerton Fields has two key aims, first to ensure this site is sensitively set within the surroundings and secondly to provide a resource for the community.

7.1.1 Agricultural uses

There are areas of land within the site which as a result of analysis and landscape appraisal are felt not to be appropriate for development and are not required for open space or infrastructure provision. The eastern parts of both the northern and southern fields, as identified on the plan opposite, extend to 4.95ha and should remain in agricultural use.

7.1.2 The landscape framework is designed to achieve the following:

- Provide a coherent edge to the expanded settlement creating a defensible long term Green Belt boundary;
- Respond to views back to Aberlady from the north, south and east, ensuring development is sensitively sited within a robust landscape structure;
- Ensure the creation of an attractive character to the A6137 (Haddington Road) and an 'arrival' space on approach from the south;
- Provide new useable open space for the community in the form of a 'village green';
- Provide a landscape structure that will protect the amenity of adjacent properties;
- Protect the existing TPO trees; and
- Provide a variety of meaningful and publicly accessible spaces to complement those existing within the village and that can encompass SUDS, amenity, play facilities and enhance biodiversity.

7.1.3 Provision of open space

Guidance given in the East Lothian LDP requires the provision of 60m² of open space per dwelling. Using the maximum site capacity of 80 residential units, an area of approximately 4,800sqm (0.48ha) would be required.

There is more than adequate land within the application site to accommodate the maximum open space requirements, as shown on figure opposite, This extends to approximately 3.4ha or 29% of the total site area (11.6ha) and includes a wide variety of types of spaces including woodland areas, green links and open space all providing a valuable ecological and recreational resource.

Play provision

An equipped play area should be provided in the 'village green' space as a resource for the existing and new residents. The play area should be easily accessible, overlooked by surrounding properties and safe from surrounding roads.

Open and green spaces for play should be integrated, with elements of children's play being accommodated at the outset of each phased development. The detailed design of the spaces should embody the principles of education, adventure play, and interpretation of the natural environment.

Drainage (SUDs)

Surface water drainage at Bickerton Fields will be provided by SUDs. The SUDS design has not been completed at this early stage, however, it will be designed to form an integral part of the landscape framework. The SUDS facilities should be designed as a key part of the landscape framework, well designed, overlooked and providing an ecological resource within the site area.

Woodland areas

The existing TPO trees will be retained and protected as part of the landscape framework.

The existing woodland areas provide a backdrop to the edges of development creating a setting and sense of place. The trees along the northern boundary could be supplemented to enhance this edge whilst still allowing for filtered views to and from Aberlady Bay. Trees should be managed with an environmental and habitat bias, ensuring appropriate regeneration of the woodland together with public safety.

7.1.4 Key spaces and features

1 - Village Green (0.32ha)

A village green located on the western edge of the site adjacent the A6137 links and integrates the site with the existing village. This space is more formal in nature, surrounded by development and could create a sense of arrival at Aberlady from the south and a welcoming entrance to the development. This space will be multi-functional responding to the requirements of the community. The space should be designed to accommodate community events, such as fair days and markets. It should contain an equipped play area and space for visitor parking.

2 - Space to Aberlady Mains House (1.6ha including woodland areas)

A space should be provided to the north of Aberlady Mains House to protect its setting. Structural woodland planting should define the space to help integrate development into the surrounding landscape. The space should provide an informal meadow like area for recreation or alternatively could be used as a paddock for horses.

3 - Postmans Walk (0.68ha including area for existing trees)

A park linking with the existing pedestrian route of the Postman's Walk along the northern boundary of the site. This route is already well used by existing residents and a space in this location would enhance the walking experience and could become a destination. A key aim of this space will be ecological improvement and it could provide opportunities for formal and imaginative play and as an educational resource. The opportunity for a bird watching pavilion could be an attractive focal point and facility for the school and the numerous bird watchers who visit the area to observe or draw bird life.

The existing woodland areas provide a backdrop to the edges of development creating a setting and sense of place. The trees along the northern boundary could be supplemented to enhance this edge whilst still allowing for filtered views to and from Aberlady Bay. Trees should be managed with an environmental and habitat bias, ensuring appropriate regeneration of the woodland together with public safety.

4 - Community gardens (0.78ha)

An area of public open space should be provided on the land that is identified as at risk of flooding. This should be designed to reflect the environmentally sensitive location and adjacent walled garden. It could provide a resource as a community garden or orchard.

5 - Connecting green networks

Street trees and landscape verges should assist in creating continuous green links between the open spaces.



fig. 22: Landscape Framework.

7.2 Access strategy

The access and connectivity strategy aims to allow pedestrians and cyclists to move through the site and beyond using a permeable network of paths.

Bickerton Fields should be a sustainable extension to Aberlady where people can live, work and visit without relying heavily on private transport. The indicative layout of the site maximises the connectivity between residential areas and the open space, with pedestrian linkages throughout the site and to the A1627 and the A198 coast road.

Access to Edinburgh and the wider East Lothian area is supported by efficient public transport allowing residents and workers to benefit from a relatively easy commute.

Pedestrians

The pedestrian network is designed to actively encourage walking as a viable option and also as a recreational pursuit. Pedestrian links should be developed to meet the needs of the new residents, existing residents and visitors in terms of connecting to existing key destinations and amenities such as local shops, the school and community centre. Pathways, pavements and shared surfaces all combine to create the pedestrian network, and where possible they are closely linked with trees to create pleasant walking experiences.

The site connects well with the existing 'Postmans's Walk' path running immediately along the northern boundary and links to the Friary remains and Bickerton Walk to the east. This popular walking route will be retained and enhanced as part of the proposals. The proposals can help facilitate the provision of a full off road route incorporating the Postman's Walk, Bickerton Walk and a new path link parallel to the minor road to the south connecting back to Aberlady. There are currently no footways adjacent to this road and a path could be provided to complete this popular recreational route.

The proposals will also help provide pedestrian access to the steading development.

Core Path/John Muir Way

Development at Bickerton Fields will provide a link to Core Path 408 which runs parallel to the A198 through a footway adjacent to the new primary street link to the north.

Cyclists

Cyclists will be generally accommodated on the street network (on road). Connections to the main network will provide the new residents with easy access to the local and wider context.

Safe and direct connection can be made to the National Cycle Network located directly to the south of the site area. The proposed new path link could allow good cycle connection directly to the site and through connection to the Core Path (John Muir Way).

Public transport

The route of current public transport provision in the area is illustrated on the plan opposite. All development is within 400m of existing bus stops with frequent services connecting the site to Edinburgh and North Berwick. Pedestrian connectivity to bus stops should be considered as a priority.

Vehicle access points

Vehicle access to the site will be provided via two new junctions on to Haddington Road and a new junction to the A198 to the north. The indicative locations for the junctions are shown on the plan opposite. The exact locations of the junctions has not been determined at this stage but will be developed in due course through consultation with ELC.

Providing more than one access point to the site ensures the development is permeable and well connected.

No direct frontage access should be provided to either Haddington Road or the A198.

Street network

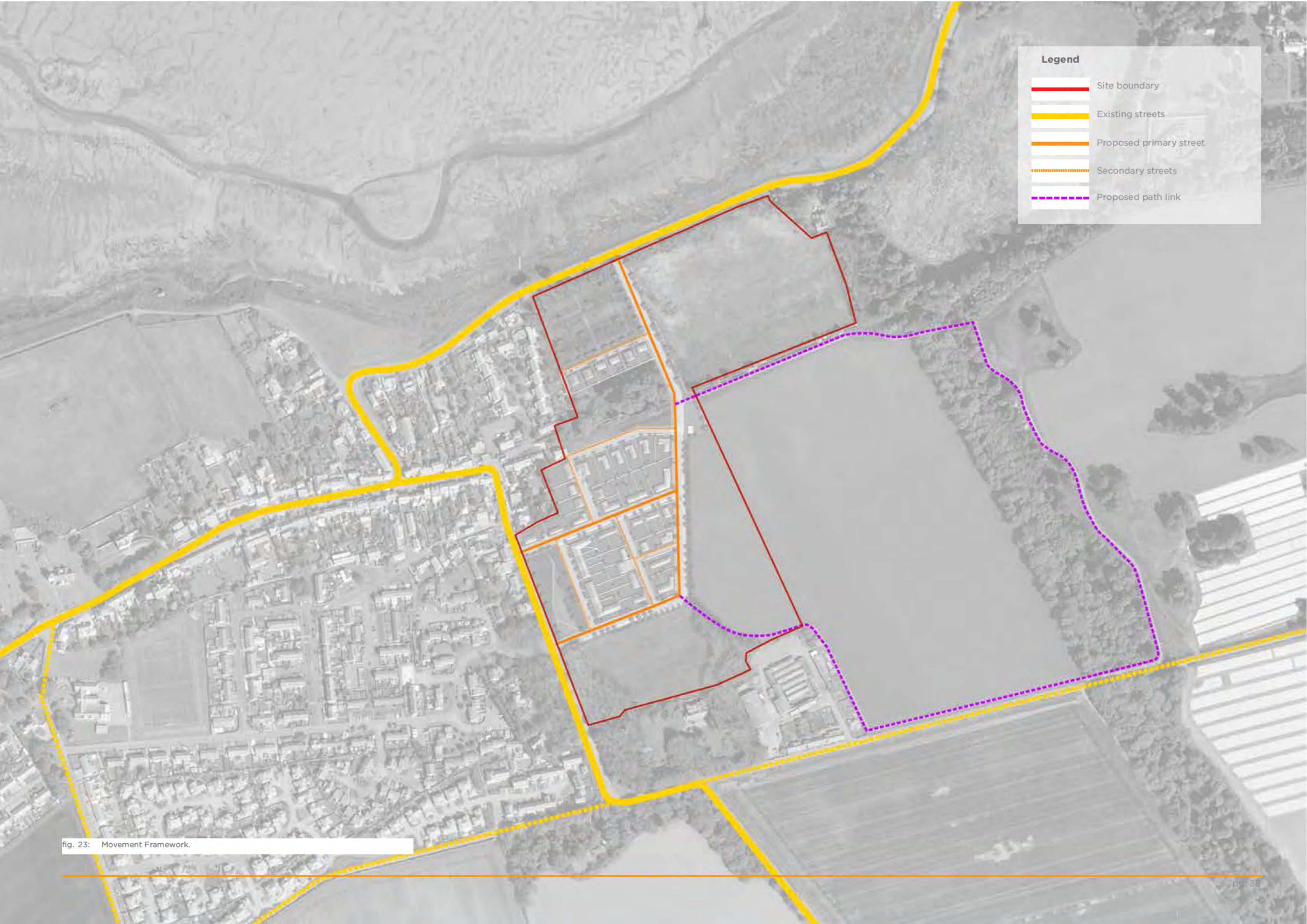
The internal layout of the site has been designed to take full cognisance of 'Designing Streets'. The layout will be 'Distinctive', 'Safe & pleasant', 'Easy to move around', 'Welcoming', 'Adaptable' and 'Resource efficient'.

The primary street network should connect the new access points, through a simple loop to the south and a direct link to the north, ensuring a clear and permeable structure. In addition to providing easy access to the proposed development the new primary street network should provide some benefit to strategic traffic movement through the connection between Haddington Road and the A198 to the north.

Off the primary street network a simple connected network of secondary streets should provide a permeable structure through the site for access to residential areas.

Further to the primary and secondary network identified vehicle access should look to utilise shared surface areas, courtyards and minor streets to provide access to properties to allow a varied and interesting urban form in keeping with the surrounding residential areas. Shared use surfacing should be introduced wherever possible and appropriate to ensure that suitable safe and direct pedestrian / cycle routes are available and help in providing a permeable layout where possible.

All parking should be designed to be accommodated within the development area so not to impact upon surrounding areas and in particular Haddington Road.



Legend

- Site boundary
- Existing streets
- Proposed primary street
- Secondary streets
- Proposed path link

fig. 23: Movement Framework.

7.3 Land use strategy

The suggested proposal is that the Bickerton Fields site would provide a residential development of 60-80 units. The development capacity has been derived at based on a number of factors, the capacity of the developable areas, efficient use of land and a consideration of scale of development.

Development capacity

The plan illustrated opposite identifies approximately 2.4ha of land for residential development. This includes 0.25ha of development land in the northern field and 2.15ha in the southern field.

The area identified for residential development, could provide 60-80 residential properties at an average density of approximately 33 units/ha net. Developing at this density would ensure efficient use of the land whilst allowing flexibility for the creation of an attractive urban form, in keeping with surrounding areas. The proposed capacity and density would ensure a variety of house types and tenures could be provided helping create a diverse attractive and sustainable mixed residential community.

it should be noted that East Lothian Council's Local Plan 2008 states in policy H1 that 'New housing development must create diverse attractive and sustainable mixed residential communities by... Making efficient use of land by securing an average density of at least 30 dph (net) within a strategic housing site'. The proposals for Bickerton Fields therefore comply with this policy.

Approach to residential density

It is not envisaged that the density will be uniform across the development area. A range of housing types and tenures will ensure that uniform densities are avoided and that a varied urban form is created.

Densities will generally fall across the site with higher densities to the west closer to the public transport links, surrounding the 'village green' and to reflect the densities of the neighbouring residential areas.

Densities should be lower towards the north adjacent the open space where larger plots are shown and on the eastern boundary where a sensitive development approach is required to form the new settlement edge.

Within the northern field the density again should be low to allow a unique development form that can respond specifically to the particularly sensitive landscape setting and views into the site. The layout could incorporate large gardens and planting within the layout similar to the existing development to the west, located within a historic walled garden.

Scale of development

Through making efficient use of the land and provision of a significant amount of public open space it is considered that the scale of development is not disproportionate and would be in keeping with the setting and character of the village.

Affordable Housing

The site would provide a proportion of affordable housing to help meet the need in the local area.

Aberlady Mains Steading

Although currently outwith the site boundary area, the steading offers scope for renovation and conversion to residential and home workshop units.



fig. 24: Land use Framework.

8. Vision

8.1 Illustrative plan

The illustrative plan opposite has been prepared working within the parameters set out in the development strategy and illustrates a layout of 60-80 residential units of varying types and sizes. This is not a definitive plan for the site, however illustrates one possible interpretation of the development framework and is intended to show some of the key principles of form and layout envisaged for Bickerton Fields.

The illustrative masterplan has been produced to describe some of the key design principles for the 'landscape areas' and 'development blocks' previously set out in the development framework. The plan illustrates how these could be developed with a strong identity that responds to both their context and setting and also to their relationship with the existing village. It is intended that this plan will give further assurance that development at Bickerton Fields can be developed in a manner that is appropriate to the location and presents a logical expansion to the existing village.

8.2 Development philosophy

This is a response to the Main Issues Report and as such main aspects of design are part of future partnership working between the Council, the community and CALA. Nevertheless as the site is within such an attractive and distinctive area, and designated Conservation Area some general design principles regarding development form and character should be noted in order to appreciate CALA's aspiration for the site.

The plan opposite illustrates how residential development could be accommodated within the study area in line with the principles set out on the previous pages and described below.

The overarching vision is to create new development that will fit well with Aberlady, reinforcing the village identity but in a contemporary way. Architectural form and character should respond to the surrounding existing context and take cognisance of the Conservation Area Character Statement Appraisal contained within APPENDIX 7 of the East Lothian Local Plan 2008.

The unique qualities of Aberlady which should be used will include:

- Use of walling;
- Properties generally toward the front of the plot creating an intimate built environment - but one which will be designed to allow for the car;
- Development should peter out towards the fringes rather than a solid urban edge;
- Use of trees within gardens and on streets, to soften the appearance of buildings and help to integrate the built up area into the surrounding countryside;
- Clear definition of public and private realm;
- Diversity of architecture form- variation of building heights (1.5 -2 storeys), styles and typologies can provide interest within the urban form, creating distinctive streets and attractive roofscapes;
- Unity through common building features;
- An appropriate mix of quality materials such as render colours and detail, and roof colours - red pantile or slate grey; and
- Introduction of limited special architectural features such as gateway or corner buildings or gable ends creating a focal point.

Design proposals seek a fully integral linkage between landscape, street design and the architecture of the housing. Form of individual buildings and site arrangement should also maximise opportunities for passive solar energy gain.

8.3 Potential benefits

The Bickerton Fields site is in a prime location, ideally situated to take advantage of good transport connections whilst offering an enviable coastal location.

The vision presented throughout this document is to make the most of the intrinsic site qualities, utilising them to establish development that is vibrant and rich in character; fitting with Aberlady village character.

In summary the potential benefits to Aberlady by developing at Bickerton Fields are as follows:

- Utilising land that fits and does not project beyond with the existing urban grain;
- High quality development designed as a site specific response from CALA who have a proven track record in delivery of this type of development, in this area;
- Creation of an attractive entrance to Aberlady from the south;
- An attractive eastern settlement edge;
- A chance to celebrate the coast and local history;
- Opportunities for enhanced biodiversity;
- A different housing offer and the opportunity to help fulfill housing demand; and
- Creation of useable open space and destination space - a further attractor to the village.

Path connection to Core Path 408/John Muir Way

Community Orchard provides valuable amenity space, will screen development from the bay and offer protection from northerly winds.

Opportunity for a minimal extent of bespoke development subject to flood risk assessment.

Open space to provide setting and protect existing trees overlooked by adjacent properties.

Large rear gardens where properties back onto existing house.

New access to Haddington Road

Village green creates a sense of arrival to the village. It will offer valuable, useable space for community activities and protect the amenity of existing properties to the west.

New access to Haddington Road

Agricultural use retained to protect views to and from Aberlady Mains House from the village.

Woodland buffer continues planting from Aberlady Mains House mirroring the existing on the west side to create a leafy approach.

New junction to A198

Additional structure planting to the A198 to control and direct views into site and not completely conceal.

Agricultural field retained

The Postman's Walk is integral to the proposal and is addressed by homes.

Housing set back from existing TPO trees and to protect amenity of Owlets Cottage. Opportunity for informal play.

Potential for pavilion building such as a bird hide.

Development form should positively address the eastern edge.

Pedestrian and Primary street connection between Haddington Road and A198.

Tree planting will provide a strong landscape settlement edge whilst allowing filtered glimpses of the housing behind.

Pathway connection from Bickerton's Walk

Woodland contains and respects setting of Aberlady Mains House

Possible future re-development of steading buildings

Pathway connection from Bickerton's Walk

fig. 25: Illustrative masterplan.

9. Summary

9.1 Response to MIR

The response to the ELC MIR set out in this document underpins CALA's view that appropriate development at Bickerton Fields can be accommodated within the sensitive landscape setting of Aberlady and the parameters identified within the MIR. Further, this development strategy illustrates how development at Bickerton Fields could make a unique and positive contribution to housing choice within Aberlady.

In summary CALA believes that the site at Bickerton Fields has the capacity to accommodate 60-80 new homes which will help to address the acknowledged shortfall in housing provision identified within SESplan for the city and surrounding regions. A development capacity 60-80 units will allow flexibility for the creation of an attractive and distinct urban form, in keeping with surrounding area. A variety of house types will offer housing choice for different sections of the community, including affordable housing; therefore providing real opportunity for proper sustainable growth of the village.

The proposals demonstrate how sensitive development on the site can secure significant wider benefit in terms of providing improved open space and green linkages and connections.

Aberlady has not experienced growth for some time. CALA believe that the Bickerton Fields site will allow the village to take development in such a manner as to ensure that new growth will enhance and not detract from the unique qualities that make Aberlady such a special place. As such CALA are fully committed to delivering a high quality development, complementary to the existing setting.



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**East Lothian Council Local Development Plan: Main Issues
Report**

**Bickerton Field, Aberlady
Site Ref: PM/NK/HSG006 (also ALT-N10)**

Potential Development

Transport Appraisal

February 2015

Prepared for:

CALA Homes Ltd

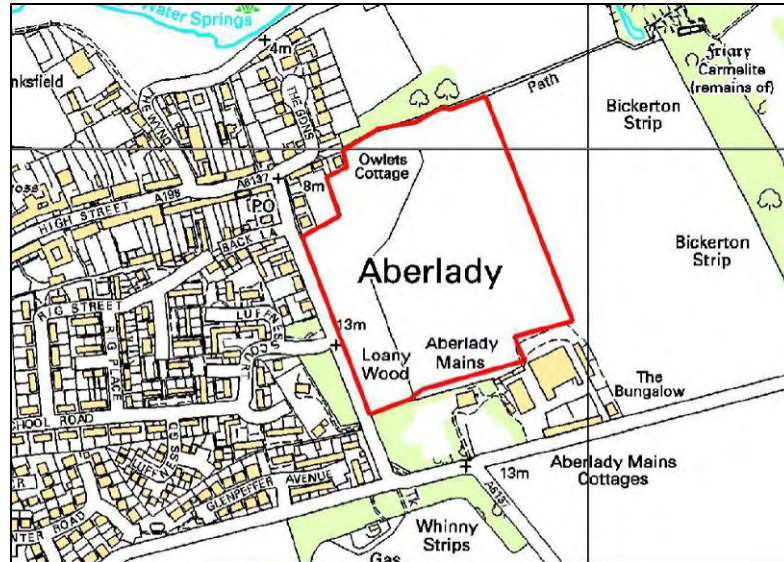
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1. INTRODUCTION

- 1.1 Transport Planning Ltd has been appointed by CALA Homes Ltd to advise on transport related issues associated with the potential development of land at Bickerton Field, Aberlady. Development of the site would likely comprise residential dwellings.
- 1.2 The site at Bickerton Field is identified in the East Lothian Council Local Development Plan (LDP) Main Issues Report (MIR) as Site Ref PM/NK/HSG006.



Extract from MIR

- 1.3 Figure 1 contained in Appendix A illustrates the site location in a wider context.
- 1.4 In relation to site accessibility, the following is stated within the MIR *“The site is within 400m of the nearest bus stop but the service from that stop is less than hourly. The frequent half hourly bus service between North Berwick and Edinburgh serves a bus stop approximately 500m from the site. The site is not within 800m of a rail station. The site is within walking distance (1600m) of Aberlady’s local facilities and services including the primary school, post office and local shops.”*
- 1.5 In line with local and national policy, this report explores the travel issues at the site in line with the nationally established hierarchy of travel modes.
- 1.6 The subsequent chapters of this report discuss the existing and potential accessibility of the development site by all modes of transport, under the following headings:-
 - Existing Site and Surrounding Transport Network;
 - Development Site Accessibility; and
 - Summary and Conclusions.

2. EXISTING SITE AND SURROUNDING TRANSPORT NETWORK

Introduction

- 2.1 This chapter discusses the existing site and available travel opportunities. The following provides an overview of the existing walking, cycling and public transport opportunities, ahead of private car access, in line with the hierarchy of travel modes set out in the Scottish Government document Scottish Planning Policy (SPP).

Walking / pedestrian access

- 2.2 Haddington Road (A6137) passing the western boundary of the site accommodates footway on both sides of the carriageway. The footways available combine to provide connections north and south.
- 2.3 Northwards, Haddington Road turns west and links directly with local facilities in the village.
- 2.4 Southwards, School Road can be reached offering connection opportunities across the southern part of the village towards the primary school.
- 2.5 At present, various core paths exist in the vicinity of the development site, namely East Lothian Core Paths 100, 102, 194 and 408, offering additional pedestrian linkages in the area. Several other local paths included on the core paths plan offer permeability around the site boundary enabling recreational opportunities.
- 2.6 A copy of the core paths plan is included in Appendix A.
- 2.7 Also contained in Appendix A, the local 'Walks around Gullane, Aberlady and Dirleton' publication contains information on several walks that utilise some of the connections described above.

Cycle access

- 2.8 Several of the paths in the area are also designated as cycle routes. A copy of the local cycle map is also included in Appendix A and this illustrates readily accessible cycle links towards Gullane, North Berwick and the foreshore.
- 2.9 The extract from Sustrans mapping contained below also illustrates how the wider cycle links in the area of the site can be connected with from Aberlady.



Extract from SUSTRANS mapping

- 2.10 National Route 76 of the National Cycle Network (NCN) is present to the west of Aberlady. This also provides good cycle opportunities in the area, ultimately linking Berwick upon Tweed to Edinburgh, Stirling and St Andrews.

Public transport access

Bus provision

- 2.11 Bus stops (shelter Edinburgh bound) are located within walking distance on High Street.
- 2.12 The key service is the X24 / X25 / 124 connecting North Berwick with Musselburgh and Edinburgh. The service operates on a typical frequency of 30 minutes (60 minutes Sunday) offering connections with Musselburgh and Edinburgh City Centre.
- 2.13 A further stop lies closer to the site but is presently served Mon – Sat only by service 128 which serves a route linking Haddington with Edinburgh Royal Infirmary some seven times daily.

Rail provision

- 2.14 Aberlady is within easy driving distance of Drem and Longniddry stations offering additional park and ride options for those wishing to travel by train.
- 2.15 At present, First ScotRail operates an hourly service (Edinburgh to North Berwick) during a typical weekday and Sunday, and 2 services per hour on a Saturday. Additional peak hour services are available during weekdays for commuters. From these stations regular services provide connections to local towns and villages, in addition to key employment, retail and recreational destinations in Edinburgh.

Roads in the area

- 2.16 The main traffic route in the vicinity of the development site is the A198 ‘coast road’ linking Musselburgh with North Berwick.

- 2.17 The A198 passes through Aberlady just to the north of the site, is a single carriageway road typical in urban form within the village and it affords connections towards North Berwick in the east and Musselburgh / Edinburgh and the A1 heading west.
- 2.18 The A1 trunk route farther to the south of the site provides a strategic link between Edinburgh, the English Border and Newcastle.
- 2.19 During the last three years of available complete year data (2011 – 2013), records show that a total of 2 accidents have been recorded in the vicinity of the site. Both were classified as slight (source www.crashmap.co.uk). There is therefore no particular cluster indicating a specific hazard.



Crashmap extract showing accident locations

3. DEVELOPMENT SITE ACCESSIBILITY

Introduction

- 3.1 The previous chapter illustrates that the site is located in an area with a good level of pedestrian, cycling, and public transport provision nearby.
- 3.2 This chapter considers travel and the site and again discusses travel modes in the context of the nationally established hierarchy of modes (walking, cycling, public transport and private car) this time considering the possible approach to development at the site.

Main Issues Report (MIR) and the existing site

- 3.3 The site at Bickerton Field is designated ALT-N10 in the MIR and is called “Aberlady East”. In discussing the site the following transport comments are made (page 150 of MIR):
- *Access may be achieved from Haddington Road, but junction spacing could be an issue.*
 - *Traffic may also route through the village if travelling west.*
- 3.4 In discussing physical infrastructure capacity, the following is said on page 77 of the environmental report “*Access could be provided from Haddington Road and there would be sufficient capacity on the local highways to accommodate traffic generated from the site. Upgraded footpaths would be required along Haddington Road and pedestrian refuge islands would be beneficial to enable a safer route to the primary school.*”

Development access

Pedestrian access

- 3.5 Development on the site would involve pedestrians making trips to or from e.g. work, local shops, educational facilities and public transport services. Figure 2 within Appendix A illustrates the site and its surroundings taking cognisance of the walking distances noted within PAN75.
- 3.6 All local facilities lie within the 1600m isochrone (i.e. walkable as laid out in Planning Advice Note 75).
- 3.7 The internal street layout of any development would be expected to comprise shared surface routes and links, which would support pedestrian movements and allow residents to move freely within the site. In addition, pedestrian and cycle connections from the development onto the footway network on Haddington Road would be provided.
- 3.8 The existing footway network on the site frontage of Haddington Road can be improved and islands provided to facilitate crossing, as mentioned in the MIR.
- 3.9 Based on the above, the existing and future pedestrian provision in the vicinity of the site is considered sufficient to support the expected future demand for local journeys on foot from the development.

Cycle access

- 3.10 An appropriate journey time for cycling is considered to be between 30 and 40 minutes and taking into account factors such as the time required for crossing roads and / or negotiating topography, an average speed of 10 to 20kph is considered possible equating to a cycle distance of 5km to 13km from the development site.
- 3.11 The access links created by the proposed development and surrounding road network can be used for cycling to and from the site. In addition, the cycle lanes, core paths and other usable links around the site provide a connected network for those on cycle (or foot).
- 3.12 East Lothian Council's parking standards are used to determine the appropriate level of cycle parking for new developments, with the minimum provision being 1 cycle space per dwelling. It is expected that the appropriate level of cycle parking will be provided at the development in line with the required standards.
- 3.13 On this basis, the proximity of local cycle facilities and the nature of the surrounding road and cyclable network will provide the opportunity for cycle based trips from the development site, and, given the level of provision on offer and cycle parking provided as part of the proposals, will be adequate to accommodate the expected future demand for cycling.

Public transport accessibility

- 3.14 Regular bus services are accessible from the development site, with key bus stops located on High Street. These services provide travel opportunities throughout the area and beyond. The development would be able to use a combination of improved and existing footways to make connections on foot to High Street, which will help promote use of these existing services.
- 3.15 Additional patronage on the local bus services would aid their sustainability for the benefit of all users.
- 3.16 It is expected that the level of public transport and associated facilities available to the development site will be sufficient to accommodate the expected uplift in bus or rail travel demand by future residents.

Vehicular access

- 3.17 ELC in their site assessment state "*Access could be provided from Haddington Road*" and we concur with this.
- 3.18 However, in the body of the MIR a slightly contrary view is expressed ("*Access may be achieved from Haddington Road, but junction spacing could be an issue*"). The nature of Haddington Road, the type and volume of traffic it serves, the available frontage and the presence of the development within what would be the built envelope all illustrate that junction spacing is not an issue and the site assessment conclusion is correct.



Site frontage on Haddington Road

- 3.19 In fact, the available frontage on Haddington Road indicates that two points of vehicular access could be achieved.
- 3.20 Notwithstanding these access options, a further option to take access directly northeastwards onto the A198 is available. Such an access would be formed approximately 100m east of the existing 30/60 speed limit and a small extension to the speed limit would be required if this access were to be brought within the 30 zone.



A198 – access opportunity exists in the middle distance

- 3.21 Providing access from this location would also provide an opportunity to enable traffic travelling east or west from the site to avoid the bend at The Gardens and the short stretch of road passing the Post Office.
- 3.22 In tandem with this access option, footway can be provided on the A198 within adoptable road verge.



Post Office at The Gardens

- 3.23 It is again noted, however, that the MIR also states that “*there would be sufficient capacity on the local highways [sic] to accommodate traffic generated from the site*” and again we concur with this view.
- 3.24 Vehicle parking will also be provided within the development site, which will include a mix of private and visitor / communal provision. The appropriate parking standards are contained within East Lothian Council’s – Transportation Standards for Development Roads Part V - Parking Standards for General Housing (Table 20), as highlighted in Table 3.1 below.

Table 3.1 - East Lothian Council's 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
Cycle Parking	1 space per dwelling.	

Residential travel plan

- 3.25 The promotion of a residential travel plan will be considered for issue to residents upon occupation to provide upfront information on the available sustainable travel opportunities in the area, with the aim of further reducing reliance on private car use from the site. This travel plan will be provided within a welcome pack for residents and include details of local walking and cycling routes, and public transport timetable information.

Summary

- 3.26 The development site is accessible to good walking and cycling links, which offer connections to surrounding public transport facilities and various amenities / facilities within Aberlady in line with policy requirements. In addition, the development site is served by a good level of bus services that enable connections to the wider local area and key commuter destinations such as Edinburgh city centre.
- 3.27 It is also expected that the proximity of Drem and Longniddry stations may enable some people to choose park and ride as a travel option.
- 3.28 The promotion of a residential travel plan will also be considered for issue to residents upon occupation to provide upfront information and raise awareness of the available sustainable travel opportunities, helping to reduce reliance on local car based journeys.
- 3.29 Finally, several vehicular access options exist to gain entry to the site.

4. SUMMARY & CONCLUSIONS

Summary

- 4.1 Transport Planning Ltd has been appointed by CALA Homes Ltd to advise on transport related issues associated with the potential development of land at Bickerton Field, Aberlady. Development of the site would likely comprise residential dwellings.
- 4.2 The ability to travel by sustainable modes of transport in the area of the proposed development site has been investigated and, in line with local and national transport planning policy, considered in relation to the ‘hierarchy of travel modes’.
- 4.3 The development site is accessible to good walking and cycling links, which offer connections to surrounding public transport facilities, and various amenities and facilities within Aberlady in line with policy requirements. In addition, the development site is served by a good level of bus services that enable connections to the wider area and key commuter destinations such as Edinburgh city centre.
- 4.4 It is also expected that the proximity of Drem and Longniddry stations may enable some people to choose park and ride as a travel option.
- 4.5 The promotion of a residential travel plan will also be considered for issue to residents upon occupation to provide upfront information and raise awareness of the available sustainable travel opportunities, helping to reduce reliance on local car based journeys.
- 4.6 Vehicular access to the site can be readily taken from Haddington Road and/or the A198.

Conclusions

- 4.7 This Transport Appraisal demonstrates that the site is accessible by alternative transport modes and is located such that future residents can integrate with the existing transport network; reducing reliance on private car use in line with local and national planning policy.
- 4.8 Appropriate access arrangements can be provided to serve the site and the uplift in traffic from the development can be accommodated on the surrounding road network.
- 4.9 Accordingly there are no traffic or transport reasons why the site should not be allocated for development.

APPENDIX A

Figure 1

Figure 2

Core Paths Plan


Walks Leaflet

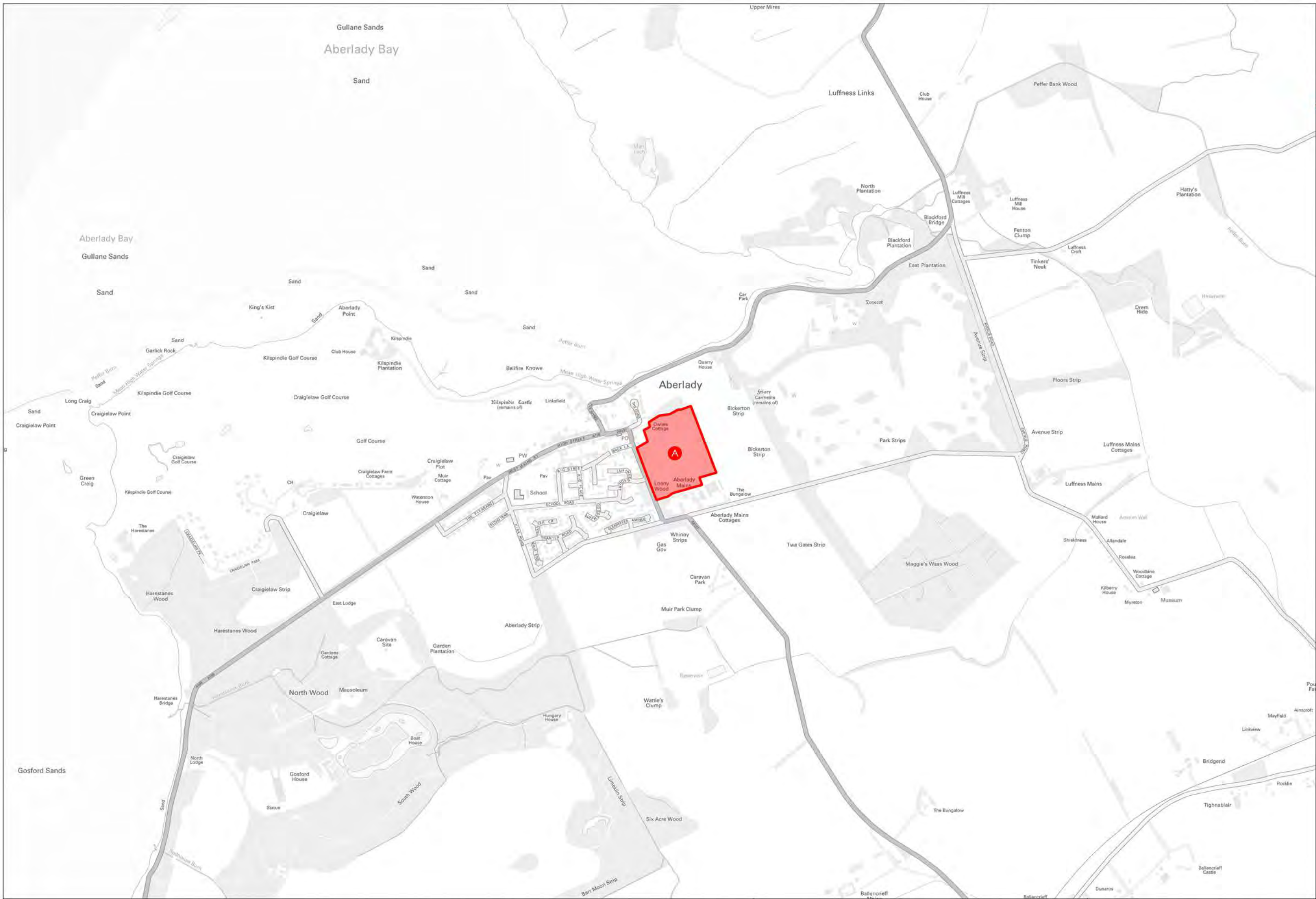
Cycle Map

Bickerton Field, Aberlady

Site Location Plan

Key

 Site of Proposed Development



Bickerton Field, Aberlady

CALA Homes Ltd.

Site Location Plan

Drawing Number:
TP242 Figure 1

Scale:
NTS @ A3

Drawn by:
NW

Date:
Feb 2014

Checked by:
AS





Gullane to Aberlady by Coast & Dune Paths

Distance 1¼ miles. Time 1½ hours

This longer walk gives superb views across the Firth of Forth and the coastline west of Gullane. The route has been devised to have minimum impact on the interests of the Gullane golf courses and the local nature reserve at Aberlady Bay.

Park or walk to the car park at Gullane Bents. There is a gate at the west end of the car park with a rough track beyond. Walk along the track, keeping left at a Y junction. Uphill from the junction look for a marker post on the right. Turn right here and follow a clear path above the beach and well to the right of tees and greens of Gullane No. 1 Golf Course. Beyond a cliff top path bear right down a shell path in front of the medal tee of the 12th hole. If there are golfers playing from this tee please give them the opportunity to play before you proceed.

The path passes through concrete anti-tank blocks and descends on a clear path towards the beach. (An obvious track left of the blocks should not be followed as this only leads out onto the golf course). As the path nears the beach bear left below a rocky outcrop and follow the main track through the dunes to arrive at a wide cart track left of a sand pit. It will take about 40 minutes to reach this point.

Turn left and walk up the well defined track. At the top of a rise keep right and walk down towards Aberlady Bay. Make no left turns as these lead only out onto the golf courses. Lower down the Right of Way, the path reaches the edge of the fairway of the 12th hole of Gullane No. 2 course. Turn right and follow the brown footpath signs to pass behind the 12th green and the 13th tee.

It is around this point that certain decisions need to be made! You can follow the main track through the nature reserve and across the wooden footbridge over the Peffer Burn to reach the main road. Bear in mind however that dogs are not allowed on the reserve during the bird breeding season (April to August) and they must be on a lead at all other times. If you do cross the bridge you can walk back to Gullane by footpaths beside the main road, or catch the bus back to Gullane. At any point along the way you can, of course, retrace your steps back to the Gullane Bents car park.

From Gullane car park to the footbridge at Aberlady Bay will take about one and a half hours. There are ample opportunities for refreshment in both Aberlady and Gullane.



Gullane to Dirleton by the Coast & Yellowcraig

Distance 6 miles. Time 3½ hours

This coastal walk explores the coast and dunes east of Gullane. It passes the world famous Muirfield Golf Course which has been host to the Open Championship on many occasions, the latest being held there in 2002.

From the Gullane Bents car park head east on a broad rubble road. Beyond a small wood the path narrows and becomes a sandy path through an area of buckthorn. Keep right at a junction and after crossing a small footbridge follow the path beside the golf course. When the path comes into more open ground there are good views of the course and the impressive club house.

The track continues past a large wood and there is now a choice of routes towards Yellow Craig. Either follow the broad track as it bears left towards the shore, or straight ahead along an apparent cart track towards the dunes. Much depends on the state of the tide. If the tide is well out then the sandy bays and rocky outcrops make for a fine walk. Equally, if the tide is high, then the many paths through the dunes will enable good progress to be made eastwards.

After passing the house known as Marine Villa the island of Fidra is seen offshore. It is believed that the island was the inspiration for the island in Robert Louis Stevenson's 'Treasure Island'. The author spent holidays in North Berwick and it is said that he wrote most of that work there. Opposite Fidra turn right, past a barbecue site and into

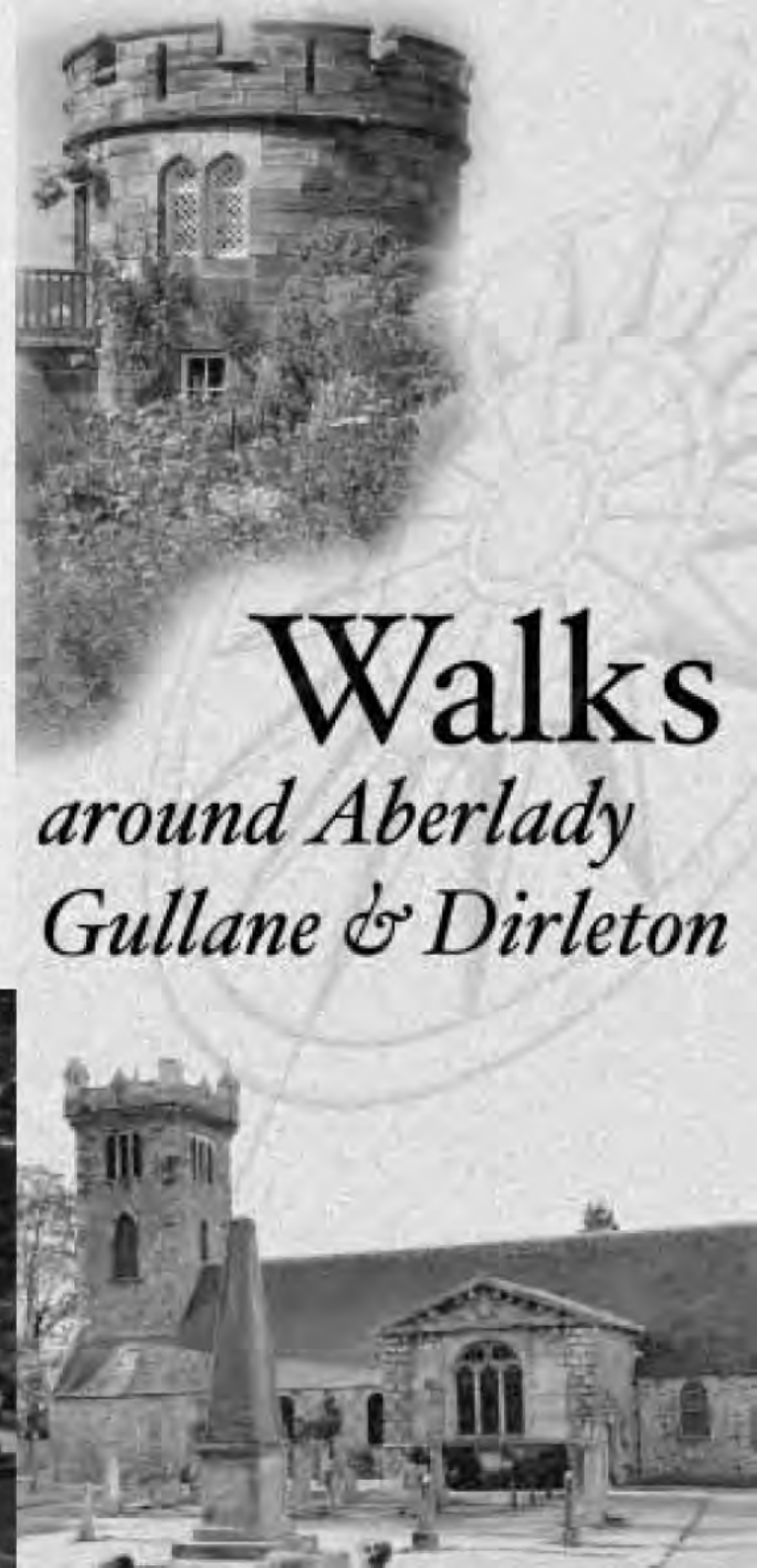
Yellow Craig car park. Turn right and follow the edge of the car park to arrive at a path leading into a woodland strip. Follow the clear path through the wood to reach the remains of a wooden stile. Leave the wood, turn right and follow the field edge to join a well defined track leading past modern bungalows, the old laundry (now a gallery) and out into Dirleton Village.



The main route back to Gullane is through Archerfield estate following the road between the east lodge in Dirleton and the west lodge on the outskirts of Gullane. This route may however be closed from time to time during the development of the estate for golf, housing, an hotel and associated road works. Alternative options include walking along roadside footpaths to Gullane, or take the bus (service 124 every 30 mins.) If time allows do visit Dirleton Castle. Built by the Norman family of de Vaux in the 13th century, the ruined castle dominates the large village green. There are two hotels in the village and a tea room in the gallery near to the church.

Please Note: All distances are approximate. Times depend on time spent taking photographs or eating your picnic lunch, etc.

Compiled by Peter Jackson for Gullane Area Community Council.



Walks around Aberlady Gullane & Dirleton



Victorian Boat House on Gosford Lake

The 8 walks in this publication are meant to be enjoyed by local people and visitors alike.

The coast and countryside linking the 3 villages is rich in both history and wildlife. There are stately homes, fortified houses, ruined castles and historic buildings of all kinds.

Aberlady Bay Local Nature Reserve is home, according to season, to ducks, geese and wading birds. The off-shore islands such as Fidra and the Bass Rock are important sites for nesting seabirds. Golf is a most important element in the life of all 3 villages and there are 7 links type golf courses in the area with at least 2 more in the pipeline.

Where appropriate these walks have been agreed to by local land owners, estate factors and golf course managers. We thank them sincerely for their time and the constructive suggestions they have made. We would also like to thank members of staff in the Landscape and Countryside Management Department of East Lothian Council.

Walking in the countryside and by the coast is a healthy way to spend leisure time. Fresh air and exercise are good for both body and mind.

There are a few simple do's and don'ts that apply to all walks:

Do keep dogs under control and on a lead near wildlife and farm animals (no dogs are allowed on Aberlady Nature Reserve in the breeding season)
Do take any litter home with you or deposit in litter bins

Do not pick any wild flowers, leave them for others to enjoy
Do not interfere with any farm animals or farm machinery
Do not stray from the routes described, particularly near golf courses

The most important 'do' of all however is DO ENJOY YOUR WALKING.



The Pleasure Grounds of Gosford Estate

Distance 3 miles. Time depends on how long you wish to remain by the lakes and viewing the buildings.

The gardens to the east of Gosford House are available for the public to walk in. An annual permit, at a cost of £5, gives unlimited access to the lakes and woodland walks in this secluded part of the Wemyss Estate. There are a number of listed buildings to be seen including a boathouse, a curling house, ice house and a Mausoleum.

At the west end of Aberlady and just beyond the bowling club, join the John Muir Way. This long distance walking route continues west through a woodland strip to the right of the main road. Where the path crosses a second access road turn right and walk up to the Estate Office at Craigielaw. (During normal business hours you will be issued with a permit and a map of the Estate. These items can also be sent through the post by phoning the Estate Office on 01875 870 201). Walk back down to the main road, cross with care and walk along an un-surfaced road



leading into the Estate. Note that just inside the gateway there is a small car park on the left.

Follow the main track as it skirts round the walled garden and former caravan site. This track leads eventually to the impressive Mausoleum. Cross a white painted footbridge south of the Grade A listed building and walk towards the beautiful lakes. There is a fine boathouse beside the main lake and an interesting curling house complete with shell decorations.

Don't expect to find any directional signs, manicured lawns, clipped hedges or tea rooms!

What you will find are tranquil woodland walks, historic buildings and abundant wildlife. In due course return to Aberlady by the John Muir Way.



Aberlady to Spittal by Public Right of Way

Distance 1½ miles (each way). Time 1½ hours.

This linear walk, through woods and by field paths, was the route by which in times past children from Spittal and Lochill walked to school in Aberlady and by which families walked to church.

To reach the start of the walk take the road opposite Aberlady Church. Walk past the village school and along Kirk Road. Beyond the houses the road makes a sharp left turn. In a few yards a Scottish Rights of Way Society sign points right to a farm track beyond a gateway. The sign, on the left-hand side of the road, confirms 'Public Footpath to Spittal'.

Walk along the broad track with woods on the right and open fields on the left. This track eventually arrives at a locked gate with a former gamekeepers cottage beyond. The path now follows the edge of a field as it heads towards a small



area of woodland. The path is somewhat overgrown and indistinct at the edge of the field but becomes much clearer in the wood. On leaving the wood the path is much more clearly defined and easily followed. Soon you arrive at a wooden footbridge across the burn on your right. A sign on the footbridge confirms that you are on the Right of Way. The bridge was built by North Berwick Ramblers Association in 1993. Cross the bridge, climb over the metal stile and turn left. Walk now along the edge of another field with a hedge and burn on the left and open fields on the right. The path is easily followed as it swings right to arrive at a woodland strip. Turn left and walk up either beside the wood or follow a clear path inside the woodland. At the end of the wood there is a Scottish Rights of Way marker post confirming a right turn. Walk along the field edge to reach another marker post. Turn left here and walk up a broad cart track heading towards the main east coast railway line and the main road. At the top of the field is a sign pointing right and a notice explaining that the Right of Way is permanently diverted via a road bridge to Spittal. In the past there was a footbridge over the railway line at this point but it was removed when the main line was electrified. Turn right and walk up the broad track to the cottages of Spittal near to a new concrete road bridge.

The B1377 is a busy road and there is little to be gained by walking along it in any direction. It is from this point that you should retrace your footsteps and return to Aberlady. The complete walk will take around one and a half hours from the roadside gate in Aberlady. Add 10 minutes if starting from within the village. There are good hotels and a fish and chip shop in Aberlady.





Circular Walk from Aberlady along Country Roads & Field Tracks

Distance 3½ miles. Time 2 hours

There is a lack of public car parking in Aberlady but you can park with consideration in the main street or in School Road taking care not to block access to any house or business premises. It may be a safer option to take the bus (service 124) from Gullane to Aberlady.

Walk east along Aberlady High Street. Beyond the post office turn right and walk along the footpath beside Haddington Road. Turn left at the next bend and walk straight ahead past the farm cottages of Aberlady Mains. The footpath on the left hand side of the road gradually deteriorates into a rough track as it heads to the very tidy farm of Luffness Mains. This can be a fairly busy road so do take care. Where the road makes a sharp left bend, cross the road onto a surfaced road which starts between two large trees. Follow this road as it skirts the farm steading and heads for the cottages of Luffness Mains. These cottages are traditional East Lothian farm cottages complete with drying greens on the opposite side of the road.

Beyond the cottage the surfaced road gives way to a broad rubble track. After swinging left the track heads across open fields to reach a junction of similar tracks. Turn left and walk beside a stream heading towards woodland. Just inside the wood pass to the right of a large farm building and turn right. Note on the right of the track a large reservoir which stores water for field irrigation. Keep any dogs or children well away from its unprotected edges. Continue through pleasant woodland to reach the surfaced road linking Aberlady with West Fenton and Fenton Barns. Turn left and walk along to a T-junction in what is locally known as The Avenue.

Here there is a choice of return to Aberlady. Either turn left along the avenue and retrace your outward route, or turn right and then left and walk along the footpath beside Aberlady Bay. The bay is part of a local nature reserve which is reached by crossing the stout wooden footbridge. Next to the car park is a memorial cairn to the late Nigel Tranter who lived locally. The large house in the trees on the left is the historic Luffness House.

This is a level walk of some 3.5 miles of easy walking which will take about 2 hours to complete. There are hotels and a fish and chip shop in Aberlady.



South from Gullane by the Old Railway Track

Distance 3 miles.
Time 2 hours

From the car park behind Gullane Smiddy walk South along Salcoats Road towards Saltcoats Farm. This is the road which starts between the smiddy and the Gullane branch of the Bank of Scotland. As you walk along the road note the Gullane golf courses on the right and the children's course on the left. At the farm building of Saltcoats Farm turn right and walk towards the track-bed of the former Gullane branch line of the old North British Railway.

Take no left turns during the initial part of this route as these lead into the private grounds of Saltcoats farm house. Further along the track look left for view of the remains of historic Saltcoats Castle dating from 1530. Continue along the track all the way to the iron railing blocking the way across the Peffer Burn. It is perfectly permissible to climb over the barrier (steps or a stile may be provided). Beyond the railings walk along the track-bed to reach a bridge crossed by the unclassified road between Luffness and West Fenton. The railway passed under this bridge on its way to Aberlady Station but the track has been lost under cultivation. Turn left and walk along a field edge to gain the surfaced road east of the bridge.

Walk east along the narrow, but sometimes busy road, to reach the farm of West Fenton. Turn left at a junction and walk up the road towards the Scottish Fire Training College at the east end of Gullane. Some 200m beyond a small wood on the right, turn left and walk along an unsurfaced track towards Saltcoats Cottages. Beyond the cottages bear right through the farm steading and out onto Saltcoats Road. A short walk beside the golf course will see you back at the car park beside Gullane Smiddy.



The Roundel, Gullane

The Smiddy, Gullane



Gullane Hill & Bents

Distance 1½ miles. Time between 1½ and 2 hours

From the car park in the road behind the Gullane Smiddy cross over the main road with care and turn left. Walk in front of the Templar Lodge Hotel and cross over Sandy Loan to reach the kirkyard and ruined church of St. Andrew. Just inside the gateway into the kirkyard is a stone cairn and a plaque giving details of the historic site. Beyond the war memorial pass to the left of a golf museum (open by appointment) and the golf professionals shop. Walk along the road in front of the large white building which is the club house of Gullane Golf Club. Continue along West Links Road parallel to the first fairway of Gullane No. 1 Golf Course. Where the road ends at a metal gate, bear right and walk up the grassy slope ahead. There is rough grass on the left and walled gardens on the right.

At the top of the bank, and at a wall end, turn right and follow a clear path through rough grass to reach the top of Gullane Hill. Note on the right as you walk uphill a stone and slated tower known as The Roundel. The building dates from at least the middle of the 18th century and was probably built as a watchtower. In the late 19th century it was used for meetings of a golf club. The golf club, with limited membership, has recently been re-formed. Continue over open ground to reach seats where there are superb views of Gullane Bay and over the Firth of Forth to the coast of Fife.

Walk down left on a broad path below the memorial seats heading in a westerly direction. On the right of the track is a rocky outcrop which is worth a short detour. The views from here are panoramic. To the south can be seen the Hopetoun Monument on Byres Hill. To the west over the

golf courses to Arthur's Seat above Edinburgh and on a clear day the Forth Road and Rail Bridges. To the east can be seen Muirfield Golf Course, North Berwick Law and The Bass Rock. Return to the main track and follow it as it swings right beside a golf course fairway. Do not follow any tracks on the left. These cross the golf course and are not to be followed by walkers.

Bear right again and follow a track below an old quarry and then down and above the Gullane Bents car park. (Bent is an old word for grassland by a shore where cattle may be grazed). Beyond the car park walk along Marine Terrace (also known locally as The Promenade) before turning right into Marine Road. Cross Goose Green and walk out into the main street. Turn right and cross the road to reach the old smiddy, which is currently used as a flower shop. This is an easy walk, full of interest, which will take about one and a half hours to complete.



A Walk Round Gullane Village

Distance 2½ miles. Allow 2½ hours

Gullane is as proud of its heritage as it is of being a modern golfing Mecca. In 1790 the population of the village was barely 230 very rural people. The next hundred years saw a minimal increase to only 300 souls. The two events that contributed to the expansion of the village were the development of golf and the opening of the railway. The trains have long since gone but the reputation of Gullane as a world renowned golf venue lives on. Gullane today has a wide variety of businesses and a good range of Victorian and modern homes. Many residents now commute from Gullane to Edinburgh and beyond.

Start this tour of Gullane at the smiddy, the oldest building in the village. There is parking nearby in Saltcoats Road. Before starting the walk take a few moments to look across the main road to Templar Lodge Hotel. Originally a private house known as Gullane Lodge, it was converted into an hotel in the 1930's and renamed The Queens Hotel.

Walk along Saltcoats Road and turn right into Templar Place. Look south here for a view of Saltcoats Castle, dating from 1530. Cross Templar Lane and walk between a stone wall and the modern building of Gullane Golf Club Visitors Clubhouse. Pass in front of two houses on the right to reach the main road opposite the war memorial and the ruined Parish Church of St. Andrew. Cross the busy road with care and walk into the graveyard of the ancient church. There is an information panel just inside the gateway which tells the story of the historic remains. Continue past the

war memorial and Gullane Golf Museum. (Ask at the golf professional shop for details of how to access the museum). Walk past Gullane Golf Club House and along West Links Road. Turn right into Hummel Road and then left up Whim Road.

There are fine houses on both sides of the road including Whiteholm, built to the design of the architect Robert Lorimer. Continue right and left up Whim Road and at the top walk up a short lane out onto Gullane Hill. Visit the Millennium Cairn with its brass indicator plate for panoramic views over a wide area of south east Scotland.

Bear right and pass through a metal gate into Hill Road. As you walk downhill there is a selection of fine houses and villas built to the designs of various eminent Scottish architects. Of particular note are Corner House, Coldstones, Whatton Lodge and The Warren. At the bottom of Hill Road turn right into Sandy Loan. Beyond St. Adrian's Episcopal Church turn left into Goose Green.

Walk clockwise round the Green noting impressive Stamford Hall. The Hall was the principal base for the training of race horses in Gullane between 1770 and 1892. Leave Goose Green by a lane in its south east corner into Hopetoun Terrace and turn left. Walk north towards Erskine Road noting in particular the group of 12 semi-detached houses, built in 1920 for East Lothian County Council. Constructed of local Rattlebags stone they were designed by Dick Peddie & Walker Todd and put much of Gullane's private housing to shame. At the end of Hopetoun Terrace turn right into Erskine Road and right again and walk to the end of Middleshot Road. Turn left and walk up the Main Street. Cross two Broadgaits, Muirfield Park and the entrance to the sheltered housing built in the grounds of Muirfield House which was built in 1909 by Robert Lorimer.

At Muirfield Farmhouse turn left and walk along Duncur Road towards Greywalls Hotel.

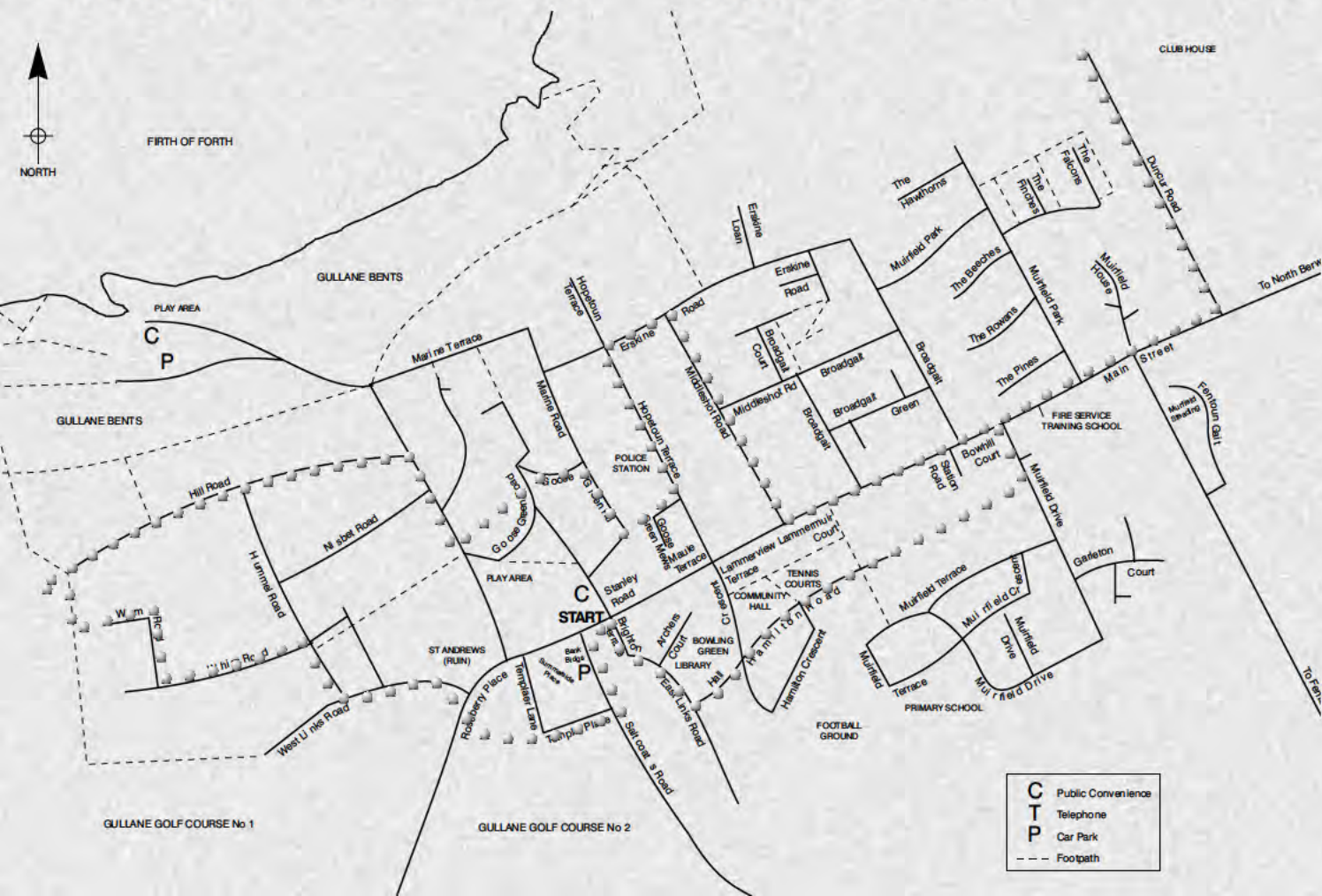


This is perhaps one of the most important buildings in Gullane. The original house was designed by Sir Edwin Lutyens in 1901 for Alfred Lyttleton and has gardens attributed to Gertrude Jekyll. A nursery wing was added in 1911 designed by Robert Lorimer. The fine building is now an equally fine hotel and the gardens are occasionally open to the public. Beyond Greywalls is the club house of The Honourable Company of Edinburgh Golfers. Their Muirfield Course hosts the Open Championship by rotation.

Walk back down Duncur Road and turn right. The impressive main building of The Scottish Fire Service Training School was built in 1900 as a railway hotel called The Marine, which was popular with golfers who came by train for a 'sporting weekend'. Turn left into Muirfield Drive and then right into Muirfield Station. The modern houses are built on the site of the former Gullane Railway Station. Walk through the small estate and along a short lane at the left hand side of the last houses. Turn right and then left into Hamilton Road. Walk past the tennis courts and the bowling green and out into East Links Road and turn right. The first building on the right was formerly the home of the headmaster of the old primary school which opened in 1876. The next timber framed building is home to the Gullane Day Centre, followed by the former primary school which now houses the local library and play group. The next building The Old Clubhouse was, as its name implies, the original clubhouse for Gullane Golf Club. Gullane Presbyterian Church of St. Andrew is of simple Norman design and dates from 1887 by John Honeyman.







Across from the church can be seen Gullane Smiddy and the end of the circuit of Gullane Village. There is much else of interest to see in the main street and perhaps this walking route will have whetted your appetite to learn more about the village and its history.

Thanks are due to Mr. Maurice Timson who devised the route and provided much of the historical detail.

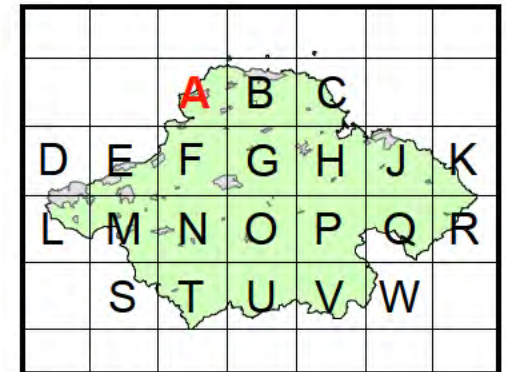


Map A

Key

- Core Paths 
- Core paths that don't currently exist on the ground, but which will be built in the near future 
- Other paths (part of the wider path network) 
- Suggested links on quiet roads* 
- Longer-term aspirational routes 
- Neighbouring Authorities' Core Paths 

* Note: Roads may not have pavements. Safety risks should be assessed prior to non-motorised usage.



East Lothian

Scale 1:35,000

0 250 500 1,000 Meters



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2



Port Seton
Prestonpans

Haddington Haddington Haddington Haddington

Tymninghame
Dunbar

Map Two

Golf Coast! - Orange Route

Starting point North Berwick, lots to see and do here. 2 great beaches, Seabird Centre with live cameras to the Bass Rock and other Forth islands. Several free car parks and public toilets. High Street full of great places to eat and shop. Follow High Street out towards Edinburgh along A198 towards Dirleton. Turn right into Dirleton. There is chance for a slight deviation if you want to see one of East Lothian's loveliest beaches Yellow Craig, with views across to the island of Fidra complete with lighthouse and inspiration for Robert Louis Stevenson's Treasure Island!

Once back in Dirleton don't forget to visit the Castle, complete with the longest herbaceous border in the world. Turn off immediately next to the Open Arms Hotel and follow the road to the Estate Lodge and continue on the estate road all the way through until it meets back up with the A198 and into Gullane.

Once in Gullane, a Golfer's paradise with courses on either side of you including the famous Muirfield. You can again stop for drinks and snacks and again the beach at Gullane is fantastic so an ice cream break here is something to consider!!

In the Main Street turn down past the old Smithy and past the children's golf course (free) and follow the road towards Saltcoats Farm and Castle and link back onto the A198 and head towards Aberlady. Here you can take a wee circular route round the village and stop off for a coffee or head back towards North Berwick by a quiet road skirting past West Fenton and then a quick zip zag left then right across the B1345 (take care on this short section on the B1345) past the Fenton Barns Retail village, with farm shop and cafe and various shops. Follow road signposted towards Kingston where you will see Fenton Tower, available to rent exclusively! And also home to Archie the inventor from the popular children's series Balamory. In Kingston turn left down a narrow road towards Newhouse Farm, take care as only passing places available for cars on this stretch. But it's downhill all the way back to North Berwick passing Gilsland Caravan Park, with panoramic views across to Fife!



North Berwick



Dirleton Castle

Map Two

Flight and Flags - Blue Route



Museum of Flight

Start in East Linton, a pretty village with shops, cafe and pubs. Head up out of the village towards North Berwick - a fairly steep incline but only for a short distance. Turn left onto B1377 and then left again onto the B1347 and you will cycle over the old airfield constructed in 1915 for constructing airships in the First World War and now home to the National Museum of Flight. The entrance to the Museum is on the left and is now home to Concorde.

Continue further down the B1347 road and you can make a quick detour into the village of Athelstaneford, home of the Saltire, a small flag trust centre is located within the doocot in the church grounds. Once back out of Athelstaneford, return to the B1347 and take a left and a right towards Gilmerton and follow the road round, sharp right and take first junction on the left and follow this road through Markle and past Markle fisheries and over the railway crossing. This road leads to you back to the B1377 just above East Linton Village where you started.



Flag Centre Athelstaneford

Features

- Car park with cycle racks
- Car park
- Tourist Information Centres (TICs): all year / seasonal
- Public toilets: all year / seasonal
- Picnic area
- Caravan / camping site
- View point
- Golf course (see list at right)
- Sailing / boating centre
- Cycle shop
- Skate park
- × Wind turbine

Rural areas only

- Shop Farm shop
- Pub Café
- Public telephone

Places of Interest

- Castle (open to public)
- Castle (private owner)
- Church
- Historic house
- Site of battle
- Historic remains
- ■ Other

Other Council facilities

- Sports / Swim Centre
- Library

KEY

- Built-up area, large farms
- Woodland
- Golf course, parkland
- Higher land: Over 250m
- Over 125m
- Sand or shingle
- Mudflats
- Rocks

Routes

- Multi-use / cycle path, access point
- 1 76** National Cycle Network (NCN) Route
- Informal path: rough / grass surface
- Residential roads (simplified)
- Access road, track: tarmac / unsurfaced
- Minor road: usually light traffic
- Secondary road: usually lighter traffic
- On-road cycle lane
- Main road: usually fast / heavy traffic
- Major road: motorway-style restrictions
- Railway, station, level crossing

Suggested cycle rides

- Suggested routes
- Alternative (shorter) routes
- Route in built-up area
- Route on cyclepath in built-up area

On good level surfaces, most people can cycle at about **10 mph, (6 mins per mile)**. With frequent stops, over rougher ground, or in a family group you should plan on **6–8 mph, (up to 10 mins per mile)**.

NB: The representation on these maps of any road, track or path is no evidence of the existence of a right of access.

Sensible cycling

- As a cyclist you are using a vehicle, like any other road user, and must obey road traffic laws at all times.
- Know the **Highway Code** sections for cyclists, including the road signs (see below). **Do not ride on pavements (footways)** unless they are signed for cycling.
- Make sure your bike is in good order before you set out, particularly the brakes and tyres. It's sensible to carry a simple tool kit and a puncture repair outfit or spare inner tube.
- **Be seen!** Wear bright or reflective clothing. If you're going to be cycling at night, or in poor light, ensure that both front (white) and rear (red) lights are working.
- Inexperienced cyclists should use off-road routes and quiet lanes to build confidence. On public roads other traffic will be present – **cycle confidently but with care!**
- On narrow roads ride in single file, and on other roads cycle no more than two abreast. Where possible, riding one metre from the kerb will improve your visibility to other traffic.
- On shared-use paths be considerate to walkers and horse-riders. Use your bell when appropriate and be ready to slow down or stop if necessary. Take care on loose surfaces and avoid skidding, which can damage the surface.
- Before moving off, turning or changing lanes **always** look behind you and **signal clearly**.
- On longer journeys carry food and drink, waterproof clothes and a basic first-aid kit.
- If you are carrying a child in a child-seat, **always** make sure that he or she is securely strapped in.
- It is advisable to wear a helmet.

To report road or street lighting defects (potholes, missing signs, etc) phone: **01875 824305**

For guidance on responsible access to the countryside in East Lothian go to: outdooraccess-scotland.com

Golf courses

- A** Archerfield
- C** Castlepark
- Cr** Craighielaw
- D** Dunbar
- G** Gifford
- Gl** The Glen
- Gu** Gullane (Nos 1,2,3)
- H** Haddington
- K** Kilspindie
- L** Longniddry
- Lu** Luffness New
- M** Muirfield
- Mu** Musselburgh Links
- Mo** Monktonhall
- N** North Berwick
- R** Royal Musselburgh
- W** Whitekirk
- Wi** Winterfield

Traffic signs all cyclists should know

Cycle routes



Route cyclists are **advised** to use. (May be separated track, or road shared with vehicles)



Route for **cyclists only**

Shared routes



Path is segregated, **keep to cycle lane**



Path not segregated, **cycle with care**



National Cycle Route direction sign

Prohibitions



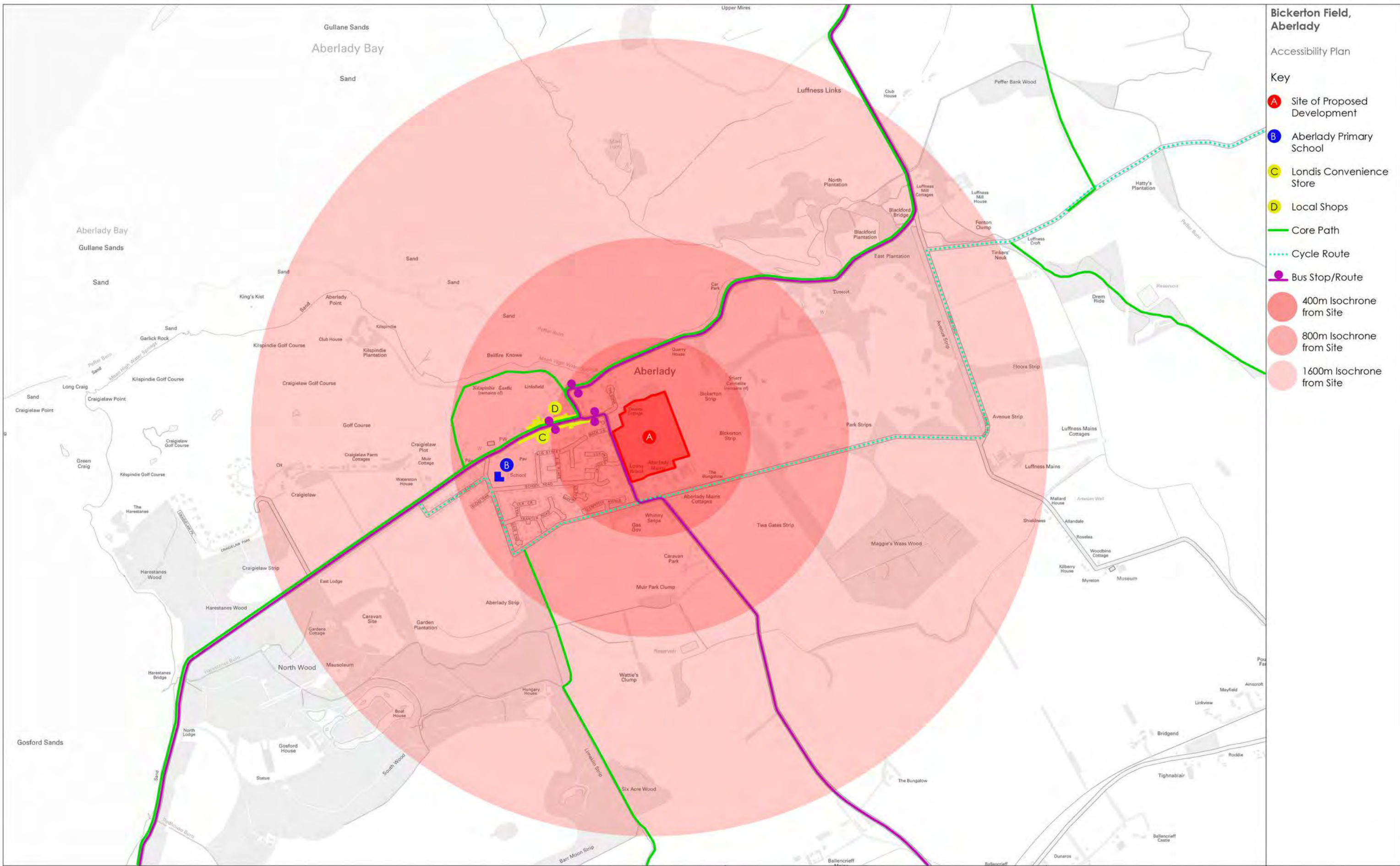
No cycling



No motor vehicles **(cycling permitted)**



No entry for all vehicles, **including cycles**



Bickerton Field, Aberlady

Accessibility Plan

Key

- A Site of Proposed Development
- B Aberlady Primary School
- C Londis Convenience Store
- D Local Shops
- Core Path
- - - - Cycle Route
- Bus Stop/Route
- 400m Isochrone from Site
- 800m Isochrone from Site
- 1600m Isochrone from Site



Bickerton Field, Aberlady

CALA Homes Ltd.

Accessibility Plan

Drawing Number:
TP242 Figure 2

Scale:
NTS @ A3

Drawn by:
NW

Date:
Feb 2014

Checked by:
AS

