

## Members' Library Service Request Form

Date of Document	21/03/17
Originator	Iain Mcfarlane
Originator's Ref (if any)	
Document Title	Proposed East Lothian Local Development Plan - Representations to Proposed Local Development Plan

Please indicate if access to the document is to be "unrestricted" or "restricted", with regard to the terms of the Local Government (Access to Information) Act 1985.

Unrestricted	<input checked="" type="checkbox"/>	Restricted	<input type="checkbox"/>
--------------	-------------------------------------	------------	--------------------------

If the document is "restricted", please state on what grounds (click on grey area for drop-down menu):

For Publication
-----------------

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

For Office Use Only:	
Library Reference	31/17
Date Received	21/03/17
Bulletin	Mar17

## **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](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

**From:**  
**To:** [Local Development Plan](#)  
**Subject:** Local Development Plan (proposed) - My Objection  
**Date:** 04 November 2016 14:16:43

---

Dear Sir

Please accept this email as my objection to certain elements contained within the proposed Local Development Plan (LDP). I object to the sites identified as; Saltcoats (NK7), Fenton Gait East (NK8) and Fenton Gait South (NK9).

The inclusion of these three sites poses a huge threat to the sustainability of the village of Gullane and a further erosion of the rural heritage of the East Lothian area.

Facilities within the village can barely meet the needs and demands of the current population and the proposed numbers of new houses will result in these facilities being grossly oversubscribed.

The cumulative impact of the development of these three sites has been substantially under-assessed. In particular the requirement to use as access what is effectively a country lane C111, the effect on use and access to local health services, the effect on the local primary school roll and access to safe purposeful parking at the local rail station.

The development of these three sites would also represent a scale of over-development that is hugely in excess of what is reasonable for a village of Gullane's size.

Yours sincerely

Andrea Rae

**From:**  
**To:** [Local Development Plan](#)  
**Subject:** Proposed Local Development Plan Opposition  
**Date:** 04 November 2016 14:30:03

---

Dear Planning and Projects Team,

I have studied the Proposed Local Development Plan involving East Lothian and I am requesting that the following areas be removed from it: NK7 Saltcoats

NK8 Fenton Gait East

NK9 Fenton Gait South

These are all sites situated at the eastern/south-eastern edge of Gullane which would impact adversely on the village and is too much for a small settlement to absorb. Any development on the scale proposed would ruin its character and the village would trend towards urban sprawl. Residents that live here do not want the village to cross the boundary from being a compact self-contained community to being a town with an increasing population.

At present the C111 road to West Fenton is very popular with many people making excellent recreational use of it. Older people take a walk down on a sunny day. Youngsters residing at West Fenton walk down from the village if they have alighted from a bus on A198. At a weekend especially it is a joy to see families out together on bikes introducing their children to cycling on a safe road. In the autumn it is not unusual to see folk picking brambles. 'The Lane' as it is popularly known is a gem of the countryside and should be left as it is for all to enjoy. These proposed developments are in such close proximity that this valuable piece of countryside will become overused by car drivers going to Drem station or joining main routes to Edinburgh.

Public transport from Gullane is very limited. It is likely that these proposed new houses will attract an affluent population who will require to travel to Edinburgh or further afield to their employment. As mentioned above access to the nearest station at Drem is by narrow country roads which are inadequate for such an increase in traffic. The car park at Drem is full to capacity by 8am every weekday morning. The trains at peak times are already overcrowded. More houses and people will only exacerbate the problem.

I am however keen to see the Brownfield site at the now unused Fire School brought into the plan. The combination of affordable housing and workshops would create a more balanced use for the area and be of benefit economically to the village. This should be a priority. Otherwise the buildings will become derelict and an eyesore on what is a prominent landmark at the eastern approach to the village.

Gullane and its surroundings has a traditional and unique character. Please do not allow it to be lost forever.

Yours sincerely  
Gillian C. Turton(Mrs)

**From:**  
**To:** [Local Development Plan](#)  
**Subject:** objection  
**Date:** 04 November 2016 14:32:17

---

I,

Jason Low, request that SALTCOATS (NK7), FENTON GAIT EAST (NK8) and FENTON GAIT SOUTH (NK9) be removed from the proposed LDP as sites for housing development.

The reasons for this are,

The developments are not sustainable having poor access to local employment and services.

The planned development would increase the size of the village beyond what is reasonable. These sites are all planned in the east of the village and would increase the size by a massive 30%.

The inclusion of all 4 sites would mean that Gullane would contribute to 50% of all new sites planned in the North Berwick area.

The current road network is not suitable for this increase in traffic, in particular the C111 towards West Fenton which is already extremely narrow. This would be used by any commuters as the fastest way to Drem station.

The access to Oublic transport, in particular trains, falls well below what is needed. Particularly for SALTCOATS (NK7).

All the facilities in the village are at the other end, meaning that even a small errands to the shops will require a car journey. This has a detrimental effect to both the environment and the parking in the village. Which is already at tremendous strain to cope.

The impact on the already overcrowded school would be huge. Already with recent housing developments the average number of school pupils to new houses is 1. The proposal from the council for two new classrooms is outrageously inadequate.

I hope you listen to the overwhelming number of objections placed,

Regards

Jason Low

## Lothian Park – Representations to Proposed Plan Representation about Old Craighall Junction South West

### About You

What is your name?	Stuart Salter
What is your email address?	<a href="mailto:stuart@geddesconsulting.com">stuart@geddesconsulting.com</a>
Postal Address:	The Quadrant 17 Bernard Street Edinburgh
Please enter your postcode:	EH6 6PW
Are you responding as (or on behalf of) a...?	Developer/agent/landowner
What is your organisation and role (if applicable)?	Organisation: Geddes Consulting Role: Director
Are you supporting the plan? If Yes: Please include your reasons for support	No

### Section 2a - Musselburgh Cluster Main Development Proposals (pages 15-26)

3a. PROP MH3 Land at Old Craighall Junction South West, Musselburgh - What modifications do you wish to see made to Prop MH3 of the Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

Lothian Park welcomes the allocation of this site for Class 4, 5 and 6 uses.

3b. Please give any information/reasons in support of each modification suggested to Prop MH3 of the Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

Not applicable.

17a. Policy MH17: Development Briefs - What modifications do you wish to see made to Policy MH17 of the Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

Policy MH17 is as follows:

*Policy MH17: Development Briefs*

*As part of any planning application for any allocated site, comprehensive masterplan solutions for the entire allocated site must be submitted. Proposed masterplans must conform to the relevant Development Brief prepared for the site.*

*Proposed masterplans must demonstrate how the relevant objectives for the allocated site will be secured, how development will be delivered on an appropriate phased basis, and set out design requirements to ensure the development will properly integrate with its surroundings and the character of the local area.*

Lothian Park proposes the following amendment:

*Policy MH17: Development Briefs*

*As part of any planning application for any allocated site, comprehensive masterplan solutions for the entire allocated site must be submitted. Proposed masterplans ~~must~~ **should generally** conform to the relevant Development Brief prepared for the site.*

*Proposed masterplans must demonstrate how the relevant objectives for the allocated site will be secured, how development will be delivered on an appropriate phased basis, and set out design requirements to ensure the development will properly integrate with its surroundings and the character of the local area.*

*17b. Please give any information/reasons in support of each modification suggested to Policy MH17 of the Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.*

*Justification for Modification(s):*

The Council's site *Development Briefs* are based on limited information and surveys. It is probable that through further detailed survey and design, an acceptable proposal could be delivered. At this stage in the planning process, a degree of flexibility is necessary.

Accordingly, compliance with the site *Development Brief* should incorporate some flexibility.

**Section 3 - Town Centres, Employment and Tourism (pages 57 - 63)**

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

*Modifications(s) Sought:*

Lothian Park notes that Policy EMP1: *Business and Employment Locations* proposes a flexible policy approach that allows for uses within Use Classes 4, 5 and 6 and potentially other employment generating uses. Lothian Park supports this diversity of uses and the recognition of a flexible approach to sustain employment.

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

*Justification for Modification(s):*

Not applicable.

**Section 7 - Design (pages 137-141)**

*8a. Development Briefs - What modifications do you wish to see made to the Development Briefs section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.*

*Modifications(s) Sought:*

Policy DP9: *Development Briefs* is as follows:

*Proposals for the development of sites that are subject to a development framework or brief that has been adopted by the Council must conform to the relevant framework or brief.*

We recommend the policy is modified to read as follows:

*Proposals for the development of sites that are subject to a development framework or brief that has been adopted by the Council ~~must~~ **should generally** conform to the relevant framework or brief. **Where a site is adjacent to another allocated site, regard should be given to mutual connectivity and permeability between adjacent sites, and complementary landscaping and boundary treatments as appropriate.***

*8b. Please give any information/reasons in support of each modification suggested to the Development Briefs section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.*

*Justification for Modification(s):*

The Council's site Development Briefs are based on limited information and surveys. It is probable that through further detailed survey and design, an acceptable proposal could be delivered. At this stage in the planning process, a degree of flexibility is necessary.

Accordingly, compliance with a site Development Brief should incorporate some flexibility.

The Council's Development Briefs do not currently have regard to implications of other adjacent sites.

There will be occasions where developers will proceed in advance of each other on sites which share a common road frontage. It is imperative that in these occasions, developers have regard for the development briefs of adjacent sites to avoid unintentionally frustrating development. For example, an allocated site could have a limited frontage for access due to topography or sightlines. If a new junction is located on the opposite side of the road, the access into the other allocated site may be prevented.

The proposed modification would ensure that mutual arrangements are taken into account by the development briefs on adjacent sites.





## Lothian Park, Old Craighall

# Development Framework Report

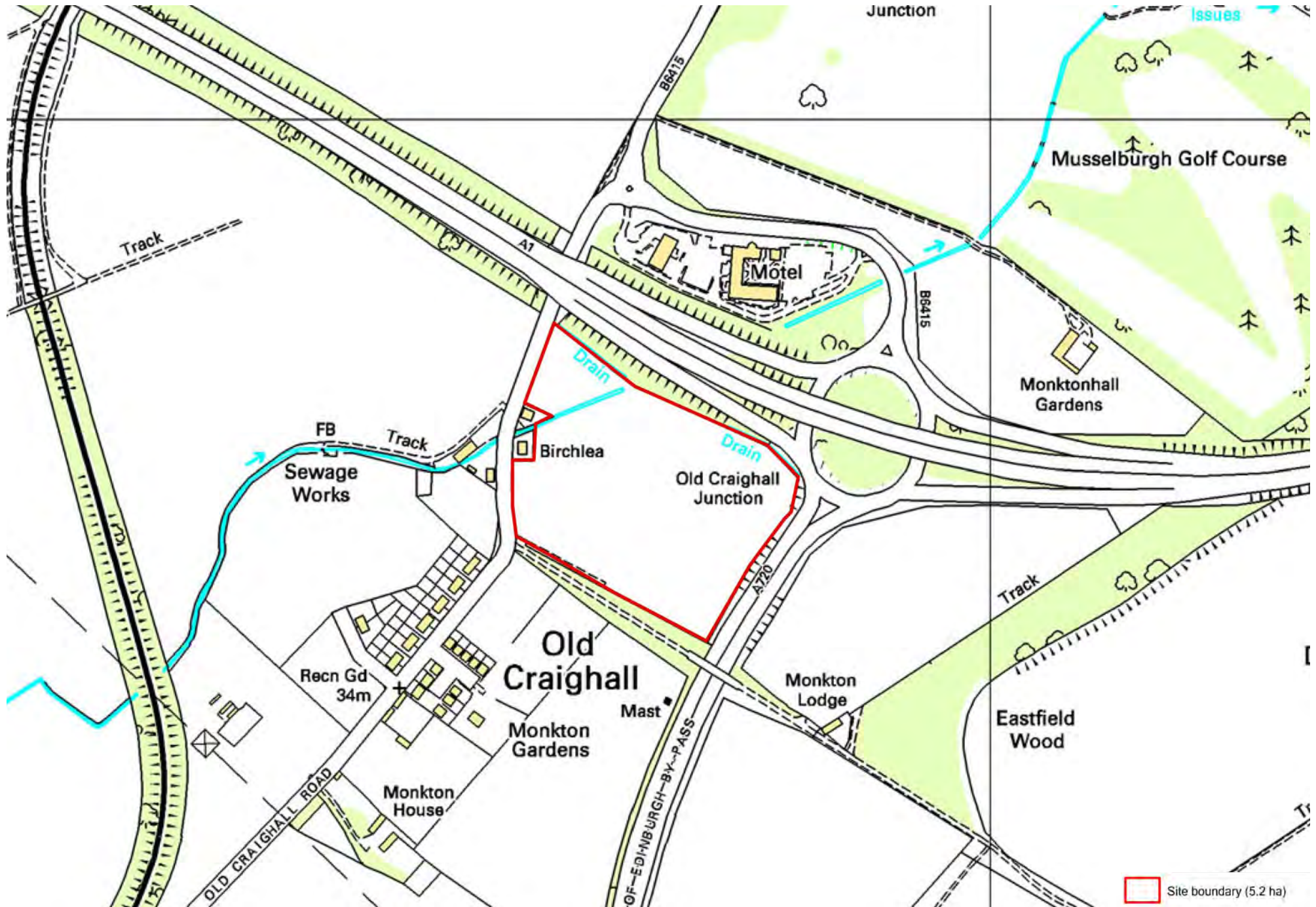
Representation to Proposed Local Development Plan

November 2016



## Contents

<b>Introduction</b>	<b>2</b>
<b>1. Sustainability of Location</b>	<b>4</b>
<b>2. Site Appraisal</b>	<b>6</b>
<b>3. Masterplanning Principles</b>	<b>8</b>
<b>4. Recommendation for Proposed Plan</b>	<b>10</b>



Lothian Park supports further economic development at Old Craighall Junction



# Introduction

## Introduction

East Lothian Council is seeking representations to the East Lothian Local Development plan (2016).

Lothian Park Ltd controls 5.2ha of land at Old Craighall, to the south of Musselburgh. These representations are submitted on behalf of Lothian Park Ltd.

The site is located within the East Lothian Strategic Development Area (SDA), and is therefore a preferred location for development.

This site has been allocated in the Proposed Plan, reference PROP MH3: *Old Craighall Junction South West*. The Proposed Plan identifies this site for circa 5ha of land at Old Craighall as a site *...allocated for employment uses*.

This Report responds to the Council's Proposed Plan and, in particular, to the *Draft Environmental Report, Appendix 5 Musselburgh Area, Site and Strategic Environmental Assessments*.

The *Draft Environmental Report* (DER) provides an objective assessment of the planning merits and strategic environmental assessment of the general Musselburgh area, as well as for the potential development sites submitted for consideration as part of the LDP process.

This Report provides detailed information to the Council about this particular site at Old Craighall (reference PM/MH/BUS002), updating the Council's assessment and highlighting ways in which mitigation measures, as part of the proposal, can address any potential impacts.

Lothian Park is a special purpose company set up to develop land in its ownership at Old Craighall Junction in East Lothian for economic development.

The owners of Lothian Park have a vision to create a business location at Old Craighall Junction as an alternative and complementary offer to Edinburgh Park and the city centre opportunities.

One of the conclusions of the Council's site assessment is that *...Importantly for a proposed business use, the site is very close to the trunk road network*.

This land holding has been acquired because of its strategic location on the junction of the Edinburgh City Bypass and the A1 as well as the local amenities and facilities available in East Lothian.

The site is within easy travel distance of the city centre, as well as Edinburgh Airport. It is conveniently located to nearby retail facilities like Edinburgh Fort, and Musselburgh town centre, as well as bus and train services.

This Report confirms that the site is in a sustainable location with links to bus services, as well as being within walking distance to most services and amenities.

## Employment Strategy

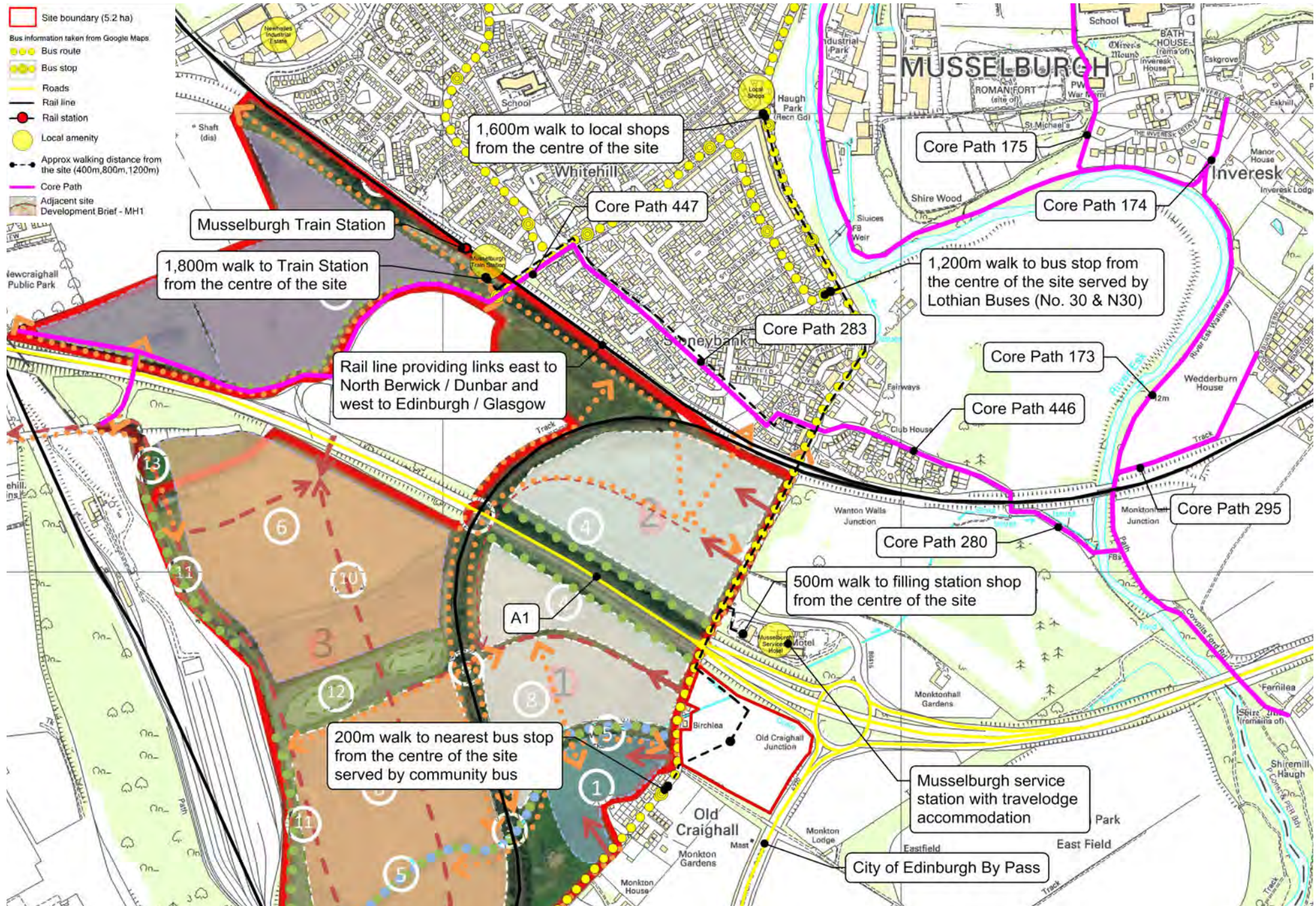
The Council is seeking to ensure that there is an adequate supply of effective land to meet its economic development targets.

The Council's Economic Development Strategy 2012-22 sets out two headline targets for 2022:

- create an additional 7,500 jobs and put East Lothian on parity with Fife and the Borders in terms of job density; and
- have an additional 350 businesses in East Lothian.

It is anticipated that the site would make a significant contribution to the Council's economic development targets.





The site's location, immediately adjacent to the trunk road, is key to securing future economic development



# 1. Sustainability of Location

SPP (Paragraph 28) introduces *...a presumption in favour of sustainable development*. Paragraph 29 confirms that policies and decisions on sustainable development should be guided by 13 principles set out in SPP.

In terms of sustainability, there are two matters to address, the sustainability of the location and the sustainability of the proposal.

The sustainability of this location is addressed in this section. This has been assessed with regard to:

- Connections to the surrounding area
- Accessibility to public transport
- Proximity to services and amenities
- Accessibility to transport routes

## Connections to the surrounding area

The Local Plans for East Lothian, Midlothian and the City of Edinburgh converge at Craighall. The significance of this location for future development is already recognised by all three Councils.

Major developments built around Craighall include Edinburgh Fort and Queen Margaret University and now the major proposal at Craighall (PROP MH1: *Land at Craighall, Musselburgh*), together with ongoing development proposals such as Shawfair and the waste processing and energy generation centre at Millerhill.

Lothian Park recognises the opportunities for future interaction with Queen Margaret University.

There are no Core Paths immediately adjacent to the site. Core Path 446 can be accessed via an existing footpath alongside Old Craighall Road. Core Path 446 provides linkages to the wider Core Path network around Musselburgh, Queen Margaret University, Inveresk and Whitecraig.

## Accessibility to public transport

The nearest bus stops are located at Old Craighall and are 200m walking distance from the centre of the site. These stops are served by a local service that provides access to Dalkeith and Edinburgh (Jewel) ASDA supermarket. Additional bus services are available at Mayfield Crescent which is 1,200m walking distance from the site. Services from this location serve Edinburgh city centre and Musselburgh town centre.

The proposed allocations around the site can facilitate the introduction of further bus services to the area. The Council's Proposed Plan (Page 16) confirms that *...Development in the area will support the reintroduction of bus services to Old Craighall*. The site is located around 1,800m walk from Musselburgh Rail Station which provides regular services to Edinburgh and beyond.

## Proximity to services and amenities

The site is relatively close to Musselburgh. The town centre is around 2.5km from the site. The DER confirms that Musselburgh is among the highest ranked settlements in East Lothian for facilities.

Local shopping facilities at Eskview Terrace include newsagents and grocers and are located within a 20 minute walk of the site.

The proposal can also provide small scale retail facilities such as a nursery, shop and cafe serving the needs of the proposal.

This would be within the site and would provide an alternative to travelling in to Musselburgh for day to day convenience retail needs.

## Accessibility to transport routes

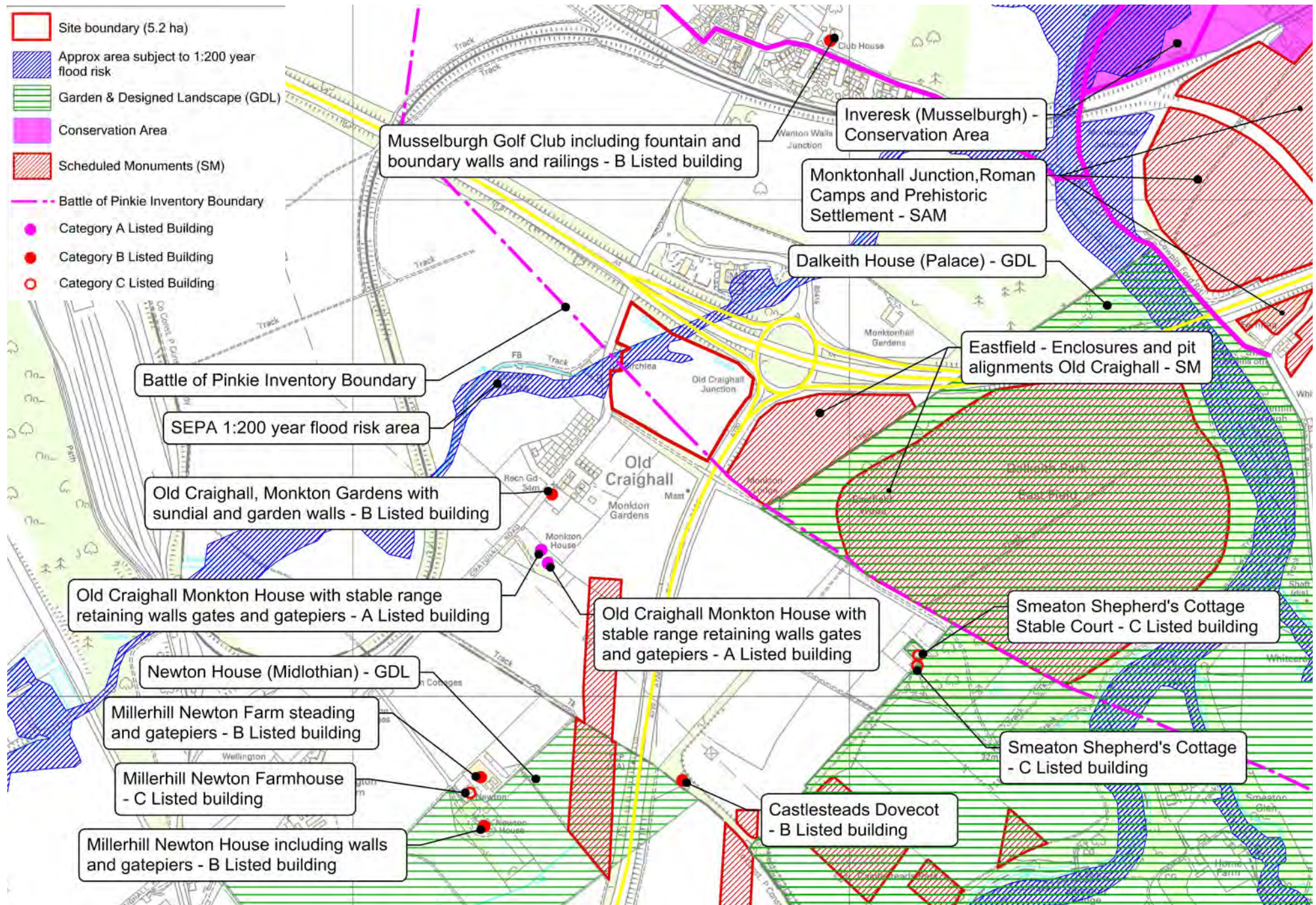
Old Craighall Junction and the sites owned by Lothian Park are located on a key strategic transport node. This provides the main artery for journeys out of and into East Lothian.

## Conclusion

This analysis confirms that the site is in a sustainable location, in accord with the provisions of SPP.

This accords with the conclusion in the DER that the proposal *...would align quite well with strategic policy objectives of steering new development towards the most sustainable locations within the city region*.





There are no physical constraints to development of the site.



## 2. Site Appraisal

### Access

The site occupies a strategic location, adjacent to the A720 (City of Edinburgh Bypass) and the A1. The site comprises two areas, either side of the minor watercourse.

Separate vehicular access to each of the two areas of the site can be provided from two locations on Old Craighall Road.

### Topography

The site is relatively flat and gently slopes downwards toward the north. The site is similar in elevation to the surrounding land, although the A1 and adjacent slip road to the north east occupy higher ground.

### Land Quality

The site comprises Grade 1 prime agricultural land. The DER confirms that there are no carbon rich soils on the site.

SPP confirms that prime agricultural land can be released for development as an essential part of the development strategy to meet an identified need.

The Council has identified the site as a preferred site as part of its emerging development strategy for the LDP to meet economic development needs.

### Microclimate

The DER confirms that the site is sheltered from northerly winds by the existing road embankment. The tree belt on the south western boundary provides shelter from the prevailing wind.

### Cultural Heritage

There are no Listed buildings on the site and the site is not within a conservation area.

It is noted in the DER that the site is partially within the peripheral area of the Battle of Pinkie Inventory Battlefield designation. The DER concludes that *...the site is not considered to contribute strongly towards understanding of the battlefield landscape and there is considered to be low potential for unknown archaeological remains.*

The site is also adjacent to the *Eastfield,enclosures and pit alignments, Old Craighall* Scheduled Monument. The proposed development is wholly located outwith this scheduled area. The setting of the Scheduled Monument will be taken into account in the design of the proposal and a landscaped buffer provided.

The DER also concludes that the site has *...low potential for unknown archaeological remains.*

Accordingly, it is not anticipated that the proposal will have a detrimental impact on Cultural Heritage.

### Drainage

SEPA's Flood Risk Management Map confirms that part of the northern corner of the site is at risk of flooding from the adjacent watercourse.

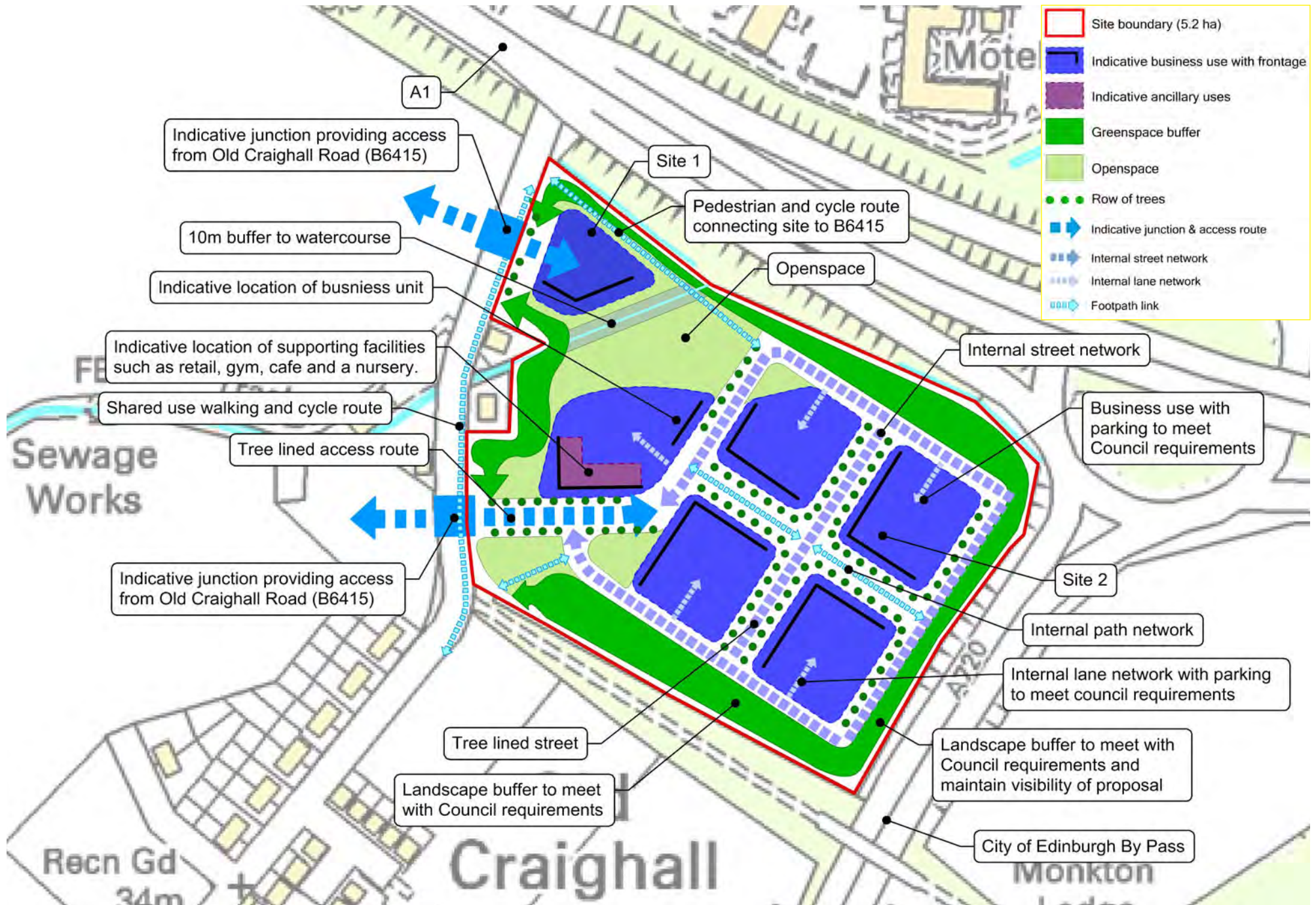
No development is proposed within the area highlighted as being at risk of flooding. This takes account of the conclusion in the DER that *...a buffer strip would be required around the burn.* This would ensure that the proposal is not adversely affected by flood risk but can contribute to biodiversity measures.

### Ecology

The DER confirms that the site is *...not within any areas designated for their international, national or local nature conservation interest.*

The DER highlights the potential connectivity between the site and the Forth Special Protection Area (SPA)/RAMSAR site for SPA birds. This matter will be investigated in more detail at a later stage, but it is not anticipated that the proposal will have any significant impact on SPA birds.

The proposal can provide new tree planting and water features through the implementation of SuDS measures. This will enhance the habitat and biodiversity value of the site, confirmed by the Council in the site DER, which is currently intensely cropped.



A successful allocation needs to meet not only its own development brief but also that on adjacent allocated land.

### 3. Masterplanning Principles

This site has been allocated in the Proposed Plan, reference PROP MH3: *Old Craighall Junction South West*. This section of the Report sets out the guiding principles for the development and responds to the Council's *Development Brief* for the site ref MH3: *Old Craighall Junction South West*.

The site has an area of around 5.2ha. Perimeter landscape buffers are proposed to the north, east and southern site boundaries. These will be designed in accord with Council requirements, as set out in the *Development Brief*.

It will be an essential requirement that the site is visible from the A1 and City of Edinburgh Bypass. Accordingly, any landscape buffer to the east, should not seek to screen the site.

The site is divided by a minor watercourse. These two areas of the site are referred to as *Site 1* and *Site 2* within the Council's *Development Brief*.

Two access points are proposed, one into each site and both located on Old Craighall Road.

It is important that the positioning of access into the adjacent allocated sites, to the east, are also considered within the *Development Brief* for this site.

This representation proposes that the Council's *Development Brief* is modified to take account of these adjacent access points and to allow the flexibility that will be required to achieve a technical solution that meets Council requirements.

The masterplan concept is based on the formation of a business village across the two sites within the site boundary.

Site 1 includes 4 business development units, a supporting facilities unit located adjacent to the proposed entrance area and a landscaped buffer area surrounding the minor watercourse.

Buildings have been laid out on a grid providing separate tree lined vehicle and pedestrian routes. The pedestrian route provides access to each of the 4 blocks as well as connecting to the supporting facilities unit.

Site 2 includes a further business unit overlooking the landscaped buffer around the watercourse.

The buildings themselves can form simple courtyards to provide welcoming facades to the public areas whilst screening the car parking.

All of these offices will be capable of subdivision to meet a wide range of demand and maintain flexibility. Parking will be provided, in accord with Council requirements, within courtyards formed by the building form.

The overall layout focuses on the public realm, creating a series of welcoming landscaped spaces, including a park and tree lined routes.

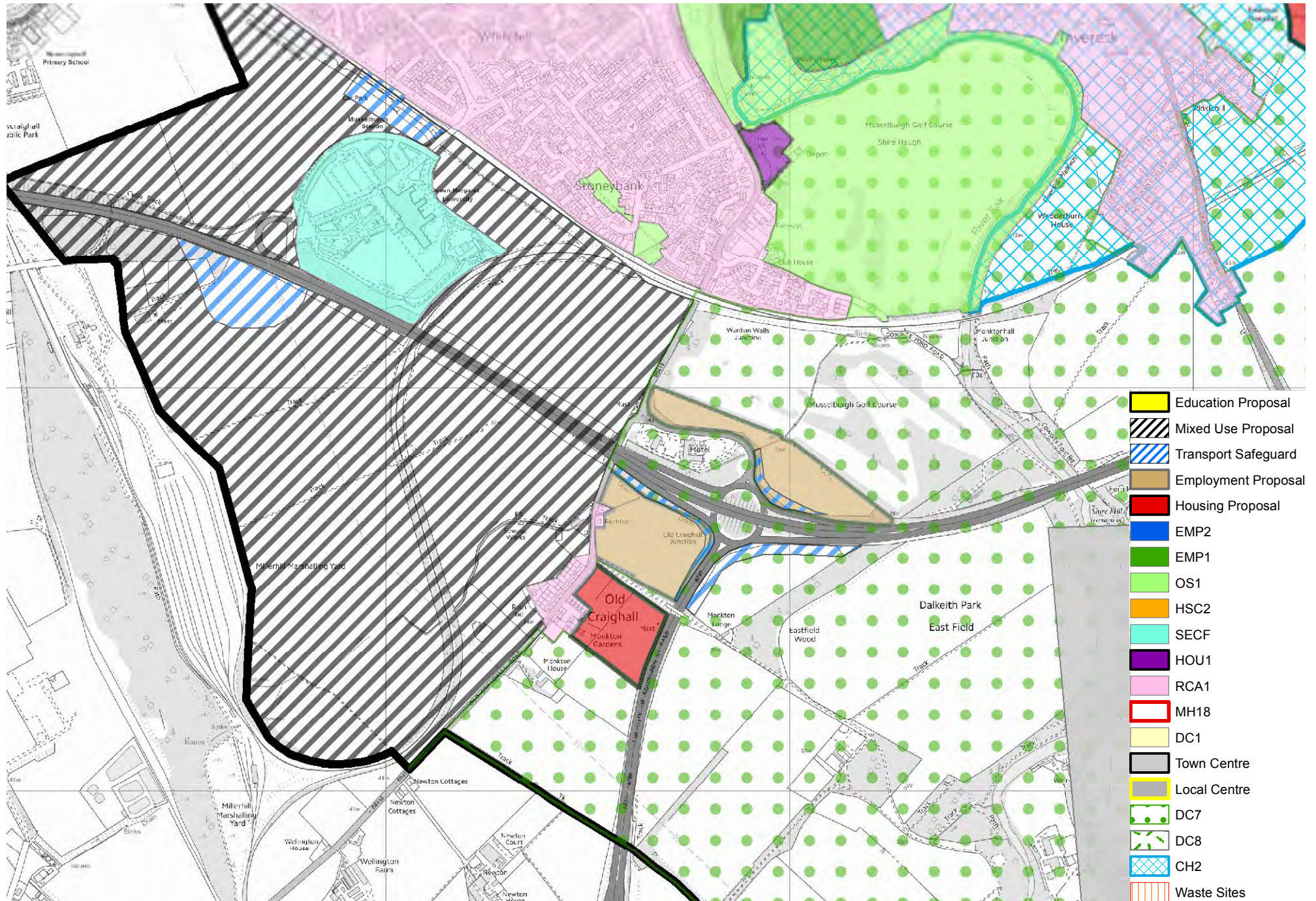
It is proposed that the supporting facilities unit would include services such as a shop, nursery, gym and cafe/restaurant. On site provision of these facilities will ensure that employees and users of the site have access to day to day convenience needs within walking distance.

Bus access already exists to the site and pedestrian access can be provided from the nearest bus stop located 200m from the centre of the site, along Old Craighall Road. Footpath access parallel with the site boundary adjacent Old Craighall Road can be provided in accord with Council requirements.

The increased critical mass of development will support enhanced public transport services and opportunities for area wide Travel Plans.

The sustainability of this location along with the overall sustainability of the proposals contained within this masterplan layout, including business accommodation and public realm, will maximise the future prospects of success in attracting new investment and jobs to East Lothian.





A flexible approach to on site land uses will help create sustainable jobs for East Lothian



## 4. Recommendation for Proposed Plan

This representation supports the Council's allocation of the site in the Proposed Plan.

This site is effective and can be delivered within the LDP period to 2024.

This proposal will help maintain the established economic land supply in East Lothian (76ha) and allow the Council to avoid any net loss to the overall land supply (SESplan paragraph 95).

This allocation will support sustainable economic growth and facilitate future employment creation in East Lothian. This proposed allocation is in accord with SESplan's Policy 2: *Supply and Location of Employment Land*.

Accordingly, Lothian Park Ltd supports the allocation proposed by East Lothian Council.

It is also recommended that the *Development Brief* is amended to take into account the adjacent allocated sites and the coordinating of access locations along Old Craighall Road

This cross referencing should also apply to the *Development Briefs* at the allocated sites MH1 and MH2.





The Quadrant  
17 Bernard Street  
Leith  
Edinburgh  
EH6 6PW

[t] 0131 553 3639

[e] [info@geddesconsulting.com](mailto:info@geddesconsulting.com)

[w] [www.geddesconsulting.com](http://www.geddesconsulting.com)

Revision	Status	Prepared	Checked	Date
Version 1	Draft	Katherine Tatton	Bob Salter	02/11/16
Version 2	Final	Katherine Tatton	Bob Salter	04/11/16



This document was prepared by Geddes Consulting.

Geddes Consulting | The Quadrant | 17 Bernard Street | Leith | Edinburgh | EH6 6PW

[t] 0131 553 3639

[e] [info@geddesconsulting.com](mailto:info@geddesconsulting.com)

[w] [www.geddesconsulting.com](http://www.geddesconsulting.com)



## Lothian Park – Representations to Proposed Plan Representation about Land at Old Craighall Junction

### About You

What is your name?	Stuart Salter
What is your email address?	<a href="mailto:stuart@geddesconsulting.com">stuart@geddesconsulting.com</a>
Postal Address:	The Quadrant 17 Bernard Street Edinburgh
Please enter your postcode:	EH6 6PW
Are you responding as (or on behalf of) a...?	Developer/agent/landowner
What is your organisation and role (if applicable)?	Organisation: Geddes Consulting Role: Director
Are you supporting the plan? If Yes: Please include your reasons for support	No

### Section 2a - Musselburgh Cluster Main Development Proposals (pages 15-26)

4a. PROP MH4: Land at Old Craighall Junction, Musselburgh - What modifications do you wish to see made to Prop MH4 of the Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

Lothian Park welcomes the continued allocation of this site for Class 4, 5 and 6 uses.

Lothian Park notes the Council has not prepared a Development Brief for this site and would welcome the preparation of a brief to guide the development of this allocated site.

4b. Please give any information/reasons in support of each modification suggested to Prop MH4 of the Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

A Development Brief will confirm the Council's requirements for the development of the site. For the reasons set out below in relation to Policy MH17 and Policy DP9, this should include a degree of flexibility and consideration of mutual connectivity with adjacent sites.

17a. Policy MH17: Development Briefs - What modifications do you wish to see made to Policy MH17 of the Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

<p><i>Modifications(s) Sought:</i></p>
<p>Policy MH17 is as follows:</p> <p style="margin-left: 40px;"><i>Policy MH17: Development Briefs</i>  <i>As part of any planning application for any allocated site, comprehensive masterplan solutions for the entire allocated site must be submitted. Proposed masterplans must conform to the relevant Development Brief prepared for the site.</i></p> <p style="margin-left: 40px;"><i>Proposed masterplans must demonstrate how the relevant objectives for the allocated site will be secured, how development will be delivered on an appropriate phased basis, and set out design requirements to ensure the development will properly integrate with its surroundings and the character of the local area.</i></p> <p>Lothian Park proposes the following amendment:</p> <p style="margin-left: 40px;"><i>Policy MH17: Development Briefs</i>  <i>As part of any planning application for any allocated site, comprehensive masterplan solutions for the entire allocated site must be submitted. Proposed masterplans <del>must</del> <b>should generally</b> conform to the relevant Development Brief prepared for the site.</i></p> <p style="margin-left: 40px;"><i>Proposed masterplans must demonstrate how the relevant objectives for the allocated site will be secured, how development will be delivered on an appropriate phased basis, and set out design requirements to ensure the development will properly integrate with its surroundings and the character of the local area.</i></p>
<p><i>17b. Please give any information/reasons in support of each modification suggested to Policy MH17 of the Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.</i></p> <p><i>Justification for Modification(s):</i></p> <p>The Council's site <i>Development Briefs</i> are based on limited information and surveys. It is probable that through further detailed survey and design, an acceptable proposal could be delivered. At this stage in the planning process, a degree of flexibility is necessary.</p> <p>Accordingly, compliance with a site <i>Development Brief</i> should incorporate some flexibility.</p>

<p><b>Section 3 - Town Centres, Employment and Tourism (pages 57 - 63)</b></p>
<p><i>2a. Planning for Employment - What modifications do you wish to see made to the Planning for Employment section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.</i></p> <p><i>Modifications(s) Sought:</i></p> <p>Lothian Park notes that Policy EMP1: <i>Business and Employment Locations</i> proposes a flexible policy approach that allows for uses within Use Classes 4, 5 and 6 and potentially other employment generating uses. Lothian Park supports this diversity of uses and the recognition of a flexible approach to sustain employment.</p>

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

Justification for Modification(s):

Not applicable.

### Section 7 - Design (pages 137-141)

8a. Development Briefs - What modifications do you wish to see made to the Development Briefs section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.

Modifications(s) Sought:

Policy DP9: Development Briefs is as follows:

*Proposals for the development of sites that are subject to a development framework or brief that has been adopted by the Council must conform to the relevant framework or brief.*

We recommend the policy is modified to read as follows:

*Proposals for the development of sites that are subject to a development framework or brief that has been adopted by the Council ~~must~~ **should generally** conform to the relevant framework or brief. **Where a site is adjacent to another allocated site, regard should be given to mutual connectivity and permeability between adjacent sites, and complementary landscaping and boundary treatments as appropriate.***

8b. Please give any information/reasons in support of each modification suggested to the Development Briefs section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.

Justification for Modification(s):

The Council's site Development Briefs are based on limited information and surveys. It is probable that through further detailed survey and design, an acceptable proposal could be delivered. At this stage in the planning process, a degree of flexibility is necessary.

Accordingly, compliance with a site Development Brief should incorporate some flexibility.

The Council's Development Briefs do not currently have regard to implications of other adjacent sites.

There will be occasions where developers will proceed in advance of each other on sites which share a common road frontage. It is imperative that in these occasions, developers have regard for the development briefs of adjacent sites to avoid unintentionally frustrating development. For example, an allocated site could have a limited frontage for access due to topography or sightlines. If a new junction is located on the opposite side of the road, the access into the other allocated site may be prevented.

The proposed modification would ensure that mutual arrangements are taken into account by the

development briefs on adjacent sites.

**From:**  
**To:** [Local Development Plan](#)  
**Subject:** SALTCOATS (NK7) and FENTON GAIT EAST (NK8)  
**Date:** 04 November 2016 14:56:47

---

Dear Sir or Madam

I write to request that the areas above are removed from the local plan for housing development.

We do not have the infra structure to cope with these developments as well as the fire training college development, already agreed. We have no parking at Drem Station, queues for the Drs, our roads are now very busy, parking problems on Gullane Main St and a lack of school places and yet the building in our village is set to continue it seems despite our objections. The developers win and village life is adversely affected and we lose out as a result of the environmental damage. The wildlife that flourishes in the area is set to suffer and pollution will grow and flooding becomes a risk when fields are built on. There are many reasons why this development is a bad idea.

My contact details are C Hitchen, should you wish to contact me regards the above. I have already objected to the planning application for Fenton Gait East.

Kind regards  
Caroline Hitchen

## Ritchie Brothers – Representations to Proposed Plan Representation about Dovecot

### About You

What is your name?	Stuart Salter
What is your email address?	<a href="mailto:stuart@geddesconsulting.com">stuart@geddesconsulting.com</a>
Postal Address:	The Quadrant 17 Bernard Street Edinburgh
Please enter your postcode:	EH6 6PW
Are you responding as (or on behalf of) a...?	Developer/agent/landowner
What is your organisation and role (if applicable)?	Organisation: Geddes Consulting Role: Director
Are you supporting the plan? If Yes: Please include your reasons for support	No

### Section 2e – Introduction to Haddington Cluster (pg 40)

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

*Modifications(s) Sought:*

No modification is sought to this section of the Proposed Plan.

Paragraph 2.114 states *...In to the longer term, the only suitable location for a further significant expansion of Haddington may be in the wider Dovecot area.*

Ritchie Brothers agree with and support this statement.

40 hectares of land at Dovecot Farm is in the ownership of the Ritchie Brothers. This is shown in Dwg. 16012-STEM-P003 *Site Ownership with Surrounding Development*. This plan demonstrates how this area could fit with the ongoing expansion in Haddington, westwards along Pencaitland Road. It could accommodate around 800 homes, together with associated facilities and open space.

Having this area of land in single ownership is recognised as a major advantage in securing the necessary developer contributions to fund any infrastructure upgrades required as a consequence of this longer term development.

*1b. Introduction to Haddington Cluster - Please give any information/reasons in support of each modification suggested to the Introduction to the Haddington Cluster. State all relevant paragraph numbers of the plan to*

<p>which the modification(s) refer.</p> <p>Justification for Modification(s):</p>
<p>Not applicable.</p>

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

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

Modifications(s) Sought:

The Proposed Plan introduces a new policy designation – Countryside Around Towns. This new designation is promoted in Policy DC8: *Countryside Around Towns*.

Ritchie Brothers recommends that the text in the Proposed Plan (paragraphs 5.20 - 5.22) along with Policy DC8: *Countryside Around Towns* should be deleted.

Where appropriate, the designation should be amended to Policy DC1: *Rural Diversification*.

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

Justification for Modification(s):

Ritchie Brothers considers this new policy designation to be unnecessary given the policy framework in the adopted Local Plan and the lack of any direction from national or strategic policy to address the requirements of this policy.

Having undertaken a review of the Council's Technical Note 8 *Planning for Countryside Around Towns*, it is considered that there is no valid justification to apply the designation to the land at Dovecot and no justification for the policy given the existing policies to control development in the approved development plan.

The objectives of Policy DC8 are to conserve landscape setting, character or identity of certain towns and villages. It is essentially a policy designation to maintain separate identities and avoid coalescence.

This designation is in addition to the Policy DC7: *Development in the Edinburgh Green Belt*, Policy DC9: *Special Landscape Areas*; Policy DC1: *Rural Diversification* and Policy DC4: *New Build Housing in the Countryside*.

Further, the Council also uses conservation area designations to protect the setting of villages – Policy CH2: *Development Affecting Conservation Areas*.

The existing policy framework in the Local Plan is more than adequate to control development in the countryside and protect it from inappropriate development.

Coalescence was considered a planning issue in the previous version of Scottish Planning Policy 2010 (paragraph 160). It should be noted that Scottish Planning Policy 2014 no longer considers coalescence to be a specific issue to be addressed in planning policy.

It should also be noted that SESplan does not require the East Lothian Local Development Plan to consider matters of coalescence other than through Policy 12: *Green Belt* (criterion a). This strategic requirement is seeking to prevent the coalescence of the City with the neighbouring settlements, such as Musselburgh.

Accordingly, there is no national or strategic policy remit to promote a new policy to address the objectives of Policy DC8.

If the Council wishes to safeguard areas around its villages and towns, it should continue to use its existing policy designations in its adopted Local Plan.

The Council's Technical Note 8 *Planning for Countryside Around Towns* states that:

*To the southwest, Clerkington Estate is an old estate and historic designed landscape of regional significance with a mature treed setting, partly included in the Haddington Conservation Area. Together with the rising land between the River Tyne and the B6368 (also included in the conservation area and forming much of the character of riverside walks), these areas form an attractive south-westerly approach and countryside setting for the town beyond which lies the nationally significant designed landscape of Lennoxlove Estate. Development here would detrimentally impact on views in and out of the town and its wider landscape setting.*

The key justification for this policy designation is the detrimental ...*impact on views in and out of the town and its wider landscape setting*. Given the statement in paragraph 2.114 of the Proposed Plan that ...*In to the longer term, the only suitable location for a further significant expansion of Haddington may be in the wider Dovecot area*, it is difficult to conclude that the area designated by Policy DC8 has a detrimental impact on views in and out of the town. This area is already well screened with development under construction on its northern edge. Given that development is already approved against the boundary of the former Clerkington Estate, development at Dovecot on its eastern edge does not impact on the wider landscape setting.

The Council can control development in the area designated as DC8 using, as an example, a future development brief for the longer term expansion of the town. Policy DC8 is not required.

## Proposals Map

*1a. Proposal Map - What modifications do you wish to see made to the LDP Proposal Map? Please state all relevant area and inset map numbers to which the modification(s) refer. Your justification for this will be sought in the next question.*

*Modifications(s) Sought:*

Delete references to areas designated as DC8 and replace with DC1.

*1b. Please give any information/reasons in support of each modification suggested to the LDP Proposal Map. State all relevant areas and inset map numbers of the plan to which the modification(s) refer.*

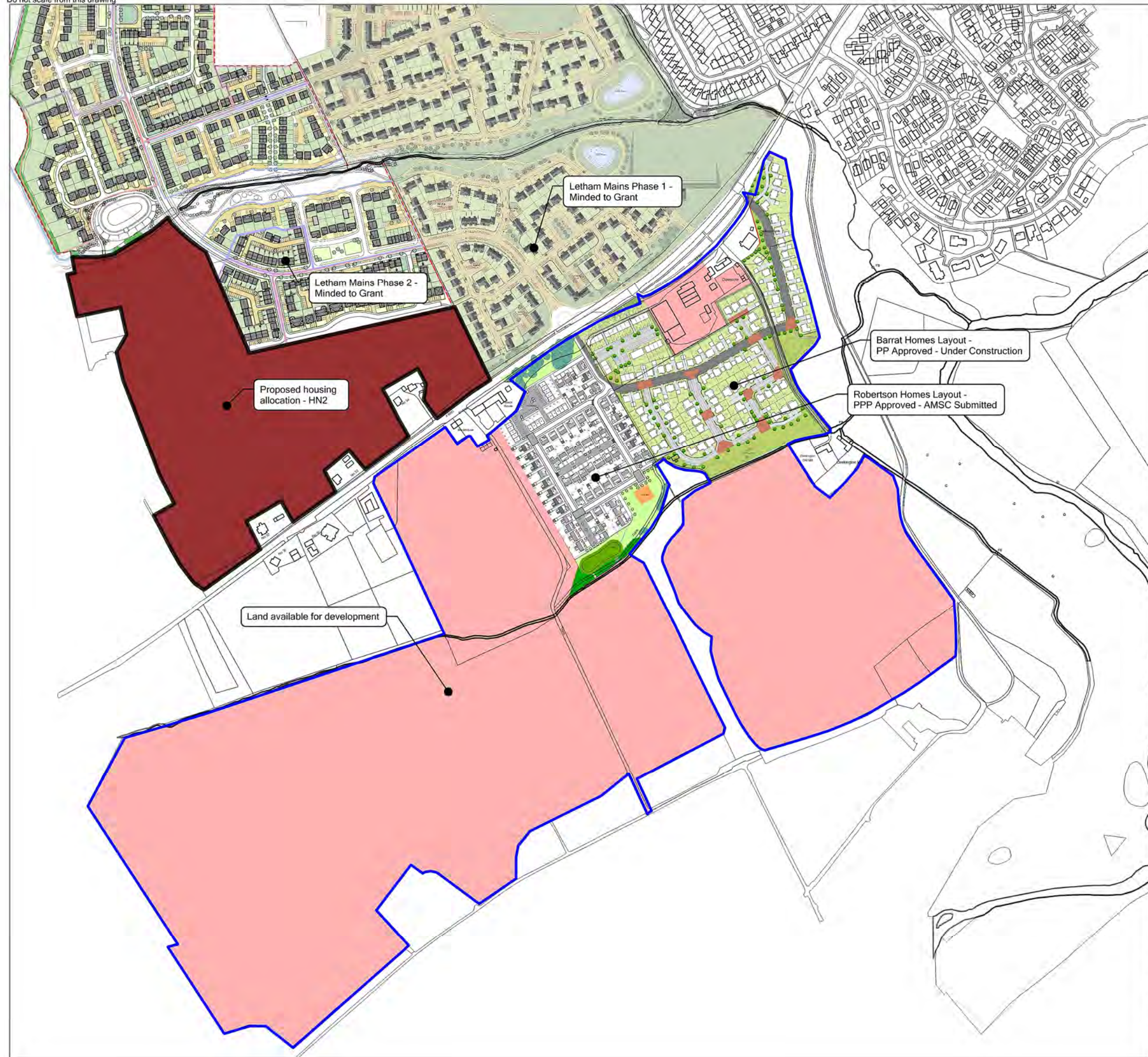


*Justification for Modification(s):*

The modifications to the LDP Proposal Map are justified for the reasons explained above.



Do not scale from this drawing



Filepath: General / Projects / 16012 - Dovecot 3 / Plans and Drawings / Masters © Crown Copyright. All rights reserved. 2016 License Number 0100031673

Dovecot

Ritchie Brothers

Drawing No. 16012-STEM-P003  
Site Ownership with  
Surrounding Development

- Site ownership
- Land available for development
- Proposed housing allocation

Rev - (02.11.16) Drawn: SD - Checked: BS

Status: For Information

scale 1:5,000 @ A3

0 50m 100m 250m



**geddesconsulting**

The Quadrant, 17 Bernard St., Edinburgh, EH6 6PW | Tel: 0131 5533639 | info@geddesconsulting.com



**From:**  
**To:** [Local Development Plan](#)  
**Subject:** Local Development Plan  
**Date:** 04 November 2016 15:04:02

---

I am writing with particular reference to the proposed developments in Gullane.

While I accept that there needs to be some development in the village I think the current plans are badly thought out and will have a number of negative impacts.

Firstly if there is to be development the brown field site (Fire School) should be developed before any planning is granted for the green field sites. Any developers main focus will be on profitability which means they will favour green over brown. Unless you hold firm on this one we will see a repeat of the Templar Lodge site. The Blemheim Hotel in NB is another example.

The proposal to consider 4 sites would have a very serious impact on the ability of the village's infrastructure to absorb the growth. The housing will attract families who will have an expectation of schooling and medical care.

The medical practice is already nearing full capacity as is the primary school. The Village Hall would not be able to meet the extra demand either.

There will be insufficient parking given the distance between the green field sites and the village. This could have a very negative impact on both local businesses and tourism.

The road and rail system is not built to cope with the extra traffic that would be generated by mainly Edinburgh commuters. There is no significant local employment being generated hence the assumption that the majority of new owners will have to commute to work. Drem car park is already a major problem and Longniddry isn't much better.

There is also a massive imbalance on the east side of the village with the potential for 3 new developments.

In my view the plan is not a plan. It is a series of initiatives which look more like a knee jerk reaction to being put under pressure to create housing. There does need to be some development but any plan needs to look at the reality of the situation and take account of both intended and unintended consequences.

The LDP is addressing a very complex set of issues and I would restate that there does need to be some development targeted at specific demographic groups. This should not, however, be driven by developers seeking to maximise their short term profit margins before moving on to their next project.

The plan needs to address the infrastructure issues not just hit a number of new houses target.

Peter Dornan

**From:** [Lesley McGrath](#)  
**To:** [Local Development Plan](#)  
**Subject:** Stewart Milne Homes Pencraig, East Linton - Response ID: ANON-ZMS3-3MPB-Y  
**Date:** 04 November 2016 15:14:34  
**Attachments:** [Stewart Milne Homes Pencraig Hill.pdf](#)

---

With reference to the attached PDF copy of the representation submitted, please note that the response submitted in respect of:

PROP DR1: Hallhill South West, Dunbar 1b "Please give any information/reasons in support of each modification suggested to Prop DR1 of the proposed Plan" has been recorded in the wrong section. The response should be recorded under question 8b as follows:

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

This representation is made on behalf of Stewart Milne Homes, who control the land within the proposed housing allocation described as PROP DR8 Pencraig Hill, East Linton. Stewart Milne Homes fully support and welcome this proposal, and will endeavour to implement it as soon as possible.

It should be noted that a detailed planning application was submitted for the site on 20 April 2016 in the context of the Council's Interim Housing Policy, which supports development allocated in the Proposed LDP if certain criteria are met. In our view, the application is in line with that policy, and we look forward to planning permission being granted imminently.

I would be grateful if you would ensure that the response is recorded under the appropriate section.

Many thanks for your assistance.

Lesley McGrath

## **Holder**Planning

Office 0131 538 2290  
Mobile. 07841 487916  
[www.holderplanning.co.uk](http://www.holderplanning.co.uk)

5 South Charlotte Street  
Edinburgh  
EH2 4AN

## Response ID ANON-ZMS3-3MPB-Y

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

Submitted on **2016-11-03 17:05:13**

### About You

#### 1 What is your name?

**First name:**

Lesley

**Surname:**

McGrath

#### 2 What is your email address?

**Email address:**

lesley.mcgrath@holderplanning.co.uk

#### 3 Postal Address

**Address:**

5 South Charlotte Street

#### 4 Please enter your postcode

**Postcode:**

EH2 4AN

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

Developer/ agent/ landowner

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

**Organisation:**

Stewart Milne Homes Ltd (agent: Holder Planning)

**Your role:**

Agent

#### 7 Are you supporting the plan?

No

**If Yes: Please include your reasons for support:**

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

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

**Modifications(s) Sought:**

None

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

**Justification for Modification(s):**

This representation is made on behalf of Stewart Milne Homes, who control the land within the proposed housing allocation described as PROP DR8 Pencraig Hill, East Linton. Stewart Milne Homes fully support and welcome this proposal, and will endeavour to implement it as soon as possible.

It should be noted that a detailed planning application was submitted for the site on 20 April 2016 in the context of the Council's Interim Housing Policy, which supports development allocated in the Proposed LDP if certain criteria are met. In our view, the application is in line with that policy, and we look forward to planning permission being granted imminently.

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s) :**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s) :**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s) :**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

#### **Section 4 - Our Infrastructure & Resources (pages 88-117)**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s) :**

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

**Modifications(s) Sought:**

**2b Please give any information/reasons in support of each modification suggested to the Digital Communications Network of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

**3a Other Infrastructure: Major Hazard Sites & Pipelines - What modifications do you wish to see made to the Other Infrastructure section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**



**Modifications(s) Sought:**

**3b Please give any information/reasons in support of each modification suggested to the Other Infrastructure: Major Hazard Sites & Pipelines section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

Proposed Modification Policy SEH2 should be substantially re-written to focus only on those matters that can be directly influenced or delivered by the planning system. Specifically, the targets set for CO2 reduction achieved by installing low and zero carbon generating technologies in new developments should be removed.

**4b Please give any information/reasons in support of each modification suggested to the Energy Generation, Distribution & Transmission section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

Policy SEH2: Low and Zero Carbon Generating Technologies expects new buildings (except those listed within the policy) to meet an aspirational Building Standard level. We do not consider that planning has a role to prescribe the technology in a building, that is for Building Standards to do. We do not argue with the statement that new buildings should meet the energy requirements of Scottish Building Standards, however we do not consider that this LDP policy should be imposing a more aspirational standard. Minimal climate change gains can be made on an individual planning authority basis through this kind of policy expectation, and we suggest it would be far more beneficial to look at this from central government level across Scotland as a whole, perhaps through the Planning Review or any review of Building Standards, than on an individual authority by authority basis.

Stewart Milne Homes Ltd recognises the importance of addressing climate change. Stewart Milne Homes Ltd is firmly of the view that such matters are more appropriately addressed through the building control system rather than through Local Development Plan policy. The housebuilding industry maintains that a "fabric first" approach should be adopted ahead of the requirement to install low and zero carbon generating technologies. Such technologies are often unproven, significantly add to the cost of development, and are not recognised by mortgage lenders.

The need to address climate change is recognised and the focus of Scottish Planning Policy on sustainable development is welcomed by Stewart Milne Homes. However, in seeking to reduce carbon emissions and create a low carbon places, the focus of SPP is in supporting diversification of the energy sector with the spatial strategy of the National Planning Framework 3 (NPF3) aimed at reducing greenhouse gas emissions and facilitating adaption to climate change. The focus is on the development of generation technologies that will help to reduce greenhouse gas emissions from the energy sector. The requirement to install low and zero carbon generating technologies in new residential developments does not flow directly from SPP. It encourages Local Development Plans to take a more holistic view by, for example, using heat mapping to identify the potential for the colocation of developments with a high heat demand with sources of heat supply. The onus is, therefore, on the planning authority through their Local Development Plans to be more proactive in terms of identifying opportunities for colocation of development. Paragraph 159 specifically advises that Local Development Plans should identify where heat networks, heat storage and energy centres exist or would be appropriate and include the policies to support their implementation.

Low and zero carbon generating technologies are complex, as are the legislative issues regarding their implementation. These are beyond the scope of planning control and in particular, the Local Development Plan process. It is essential that technical matters of construction and design are regulated by the building standards rather than by planning policy. The standards expected of new development are set by the Building Regulations and should not be undermined on an arbitrary basis by planning policy. The housebuilding industry is clear that such technologies are uneconomic, not wanted by most customers, cause problems for funding, insurance and maintenance, and do not contribute significant energy and carbon savings in a context where Scottish housebuilding is already amongst the most energy efficient and low carbon in Europe. The housebuilding industry therefore contend that the focus should firmly be on a "fabric first" approach. If carbon savings can be made through increased insulation and/or build methods then that should always be preferred to reliance on the introduction of "eco-bling" to homes that then create a future maintenance liability for owners.

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

**Modifications(s) Sought:**

**5b Please give any information/reasons in support of each modification suggested to the Waste section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

**6a Minerals - What modifications do you wish to see made to the Minerals section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**6b Please give any information/reasons in support of each modification suggested to the Minerals section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

## Section 8 - Delivery (pages 142 - 144)

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

**Modifications(s) Sought:**

Proposed Modification:

Delete requirements for contributions towards the Segregated Active Transport Corridor and Rail related infrastructure.

Before Policy DEL1 and related policies and proposals and supplementary guidance are finalised, justification is required on the basis for developer contributions to education as set out in this representation.

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

**Justification for Modification(s):**

Representation on Developer Contributions and Policy DEL1

This representation should be read in conjunction with the representation made on behalf of Stewart Milne Homes in support of the housing allocation at Pencraig Hill, East Linton (PROP DR8).

Stewart Milne Homes accept the need for new development to be brought forward in association with supporting infrastructure and facilities. The first part of Policy DEL1 states:

"New development will only be permitted where the developer makes appropriate provision for infrastructure and community facilities required as a consequence of their development in accordance with Scottish Government Circular 3/2012 or any revision. Any necessary provision for interventions must be phased as required with the new development".

As explained in paragraph 2 of Circular 3/2012:

"This Circular sets out the circumstances in which planning obligations and good neighbour agreements can be used and how they can be concluded efficiently. Planning authorities should promote obligations in strict compliance with the tests set out in this circular. In developing planning obligations, consideration should be given to the economic viability of proposals and alternative solutions should be considered alongside options of phasing or staging payments. Concluding planning obligations, or good neighbour agreements, should not delay the benefits of appropriately planned development that is generally in accordance with policy nor add significant costs for developers and infrastructure providers".

Paragraphs 13 and 14 go on to say:

13. It is not possible to indicate all circumstances in which planning obligations are appropriate. Planning authorities should take decisions based on the relevant development plan, the proposed development, and the tests set out in this circular. Where a planning obligation is considered essential, it must have a relevant planning purpose and must always be related and proportionate in scale and kind to the development in question. These principles are central to the guidance that follows.

### POLICY TESTS

14. Planning obligations made under section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended) should only be sought where they meet all of the following tests:

- necessary to make the proposed development acceptable in planning terms (paragraph 15)
- serve a planning purpose (paragraph 16) and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area (paragraphs 17-19)
- fairly and reasonably relate in scale and kind to the proposed development (paragraphs 20-23)
- be reasonable in all other respects (paragraphs 24-25)

Although LDP Policy states that the provision of infrastructure and community facilities should be in accordance with Circular 2/2012, we question whether all of the proposals related to Policy DEL1 meet the above tests. The related policies and proposals are identified in Table DEL1 of the LDP, and we have noted those relevant to Proposal MH1:

Policy HOU3: Affordable Housing Quota

Policy HOU4: Affordable Housing Tenure Mix

New Ed PROP ED6: Dunbar Cluster Education

PROP CF1: Provision of New Sports Pitches and Changing Accommodation

Health PROP T3: Segregated Active Travel Corridor

PROP T9: Safeguarding Land for Larger Station Car Parks

PROP T10: Safeguarding Land for Platform Lengthening

PROP T15: Old Craighall A1(T) Junction Improvements

PROP T17: A1(T) Interchange Improvements

PROP T21: Musselburgh Urban Traffic Control System

PROP T27: Tranent Town Centre One-Way System

PROP T28: Junction Improvements Elphinstone Road and Edinburgh Road

Policy T32: Transport Infrastructure Delivery Fund

Policy DC10: The Green Network

Policy NH12: Air Quality

Policy DEL1: Infrastructure and Facilities Provision

PROP ED6 Dunbar Education Cluster

The Proposal states:

Part A

The Council will provide additional phased permanent extension to Dunbar Grammar to meet the need arising from proposed new housing development in the Dunbar cluster. Developer contributions will be sought from the developers of housing land to fund the costs of this permanent provision, which will be the subject of legal agreements.

Part B

The Council will provide additional phased permanent extension to pre-school and primary schools as required to meet the need arising as a direct result of new housing development in their catchment areas. Developer contributions will be sought from the developers of housing land to fund the costs of this permanent provision, which will be the subject of legal agreements.

Policy DEL1 is also supported by Draft Developer Contributions Framework, intended as Supplementary Guidance. On page 46, it sets out costs for the Dunbar Area Education Contribution Zone as follows:

Secondary School Capacity

Dunbar Grammar School £4,282.00 per house

Pre-school & Primary School Capacity\*

East Linton £8610.00 per house

The Draft Developer Contributions Framework is justified by the content of LDP Technical Note 14, which on page 36 indicates that 1 new classroom and 1 new PE Area are required at a cost of £861,000, which is £8,610/house. Unfortunately there is not enough information provided in Technical Note 14 to fully understand the justification for the required contribution. We therefore have the following questions and comments:

- What are the component costs of the classroom and PE Area?
- We assume that the developer is only being asked to fund the classroom requirement directly arising from the development. It is noted that the school will exceed planned capacity without the proposed new development, and we assume therefore that a new classroom would be required in any case. Why is the developer being asked to fund this? Will the Council be making a financial contribution?
- The cost per square metre of construction is identified as £3,000. This exceeds the SFT metric and we do not consider this to be justified.
- We cannot find an explanation of why a new PE Area is required, or any specific costing? What is the new PE Area to comprise? Would it have been needed regardless of the new development, given the projected number of pupils exceeding existing capacity? As above, will the Council be making a financial contribution on this basis?

Without a further explanation of the justification for the required contributions, Stewart Milne Homes cannot support Policy DEL1 or the related Developer Contributions Supplementary Guidance relating to education in East Linton.

PROP T3: Segregated Active Travel Corridor

The SATC is proposed to extend from Dunbar to Edinburgh, mainly utilising existing roads. As indicated on page 51 of LDP Technical Note 14, the total cost of this is estimated to be £23,400,000 (not including land acquisition costs), of which the developers will be expected to contribute £5,330,000, which is nearly 23% of the cost. There does not appear to be any detailed explanation of how the total amount has been calculated or any explanation of the proportion expected to be funded by developers. We therefore have the following comments:

Firstly, we cannot agree that the need for the SATC arises directly as a result of new development, and requiring developer contributions would therefore be contrary to the test in Circular 2/2012. Rather, the proposal seems to be a Council aspiration to serve the East Lothian community. We seriously question whether the actual form of provision will provide value for money and is therefore reasonable. And even if it was reasonable to require developer contributions, we doubt that the financial contribution expected from developers is proportionate, at nearly ¼ of the total cost.

PROP T9: Safeguarding Land for Larger Station Car Parks

PROP T10: Safeguarding Land for Platform Lengthening

These proposals are slightly misleading in their titles, as in the text it is explained that developers will be required to contribute to these interventions. In our view, these facilities should be provided directly by Network Rail and not by developers. Network Rail are a private entity who build and maintain the network, and they charge train operators to use the rail network. They seek to make a profit, which they reinvest in the network. Train operators obviously charge passengers with a view to making a profit. An increased number of passengers arising from new developments will logically increase revenues for both operators and Network Rail. It is therefore completely unacceptable and unreasonable to expect developers to fund improvements to the rail network.

Submitted to **East Lothian Proposed Local Development Plan**  
Submitted on **2016-11-04 14:45:26**

## About You

### 1 What is your name?

**First name:**

Scott Hobbs

**Surname:**

Planning

### 2 What is your email address?

**Email address:**

sh@scotthobbsplanning.com

### 3 Postal Address

**Address:**

24a Stafford Street

Edinburgh

### 4 Please enter your postcode

**Postcode:**

EH3 7BD

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

Developer/ agent/ landowner

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

**Organisation:**

In-Site Property Solutions Ltd

**Your role:**

### 7 Are you supporting the plan?

No

**If Yes: Please include your reasons for support:**

## Section 2e - Haddington Cluster Strategy Map (pg 39)

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

**Modifications(s) Sought:**

In-Site Property Solutions seeks a modification to the strategy map for the Haddington Cluster Plan in relation to HN4. It seeks a change from Mixed Use to Residential and a modification to Paragraph 2.113 so that it states the following:

2.113 Two further housing sites are also allocated, one at Dovecot and one at Alderston. A mixed residential (including Class 8 and Class 9) site is allocated at Gateside East. A further mixed use employment and housing site is allocated at Gateside West. A new employment site is allocated at Peppercraig East....(continue as per Proposed Plan)

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

**Justification for Modification(s):**

It is acknowledged that the Proposed Plan partially encompasses In-Site Property Solutions representation submitted to the Main Issues Report in 2015 in that it

refers to the potential for uses, other than Class 4, 5 and 6, on land allocated for employment purposes (EMP1). However, whilst the mixed residential and employment use allocation identified for HN4 is based on the extant planning permission in principle (reference 13/00800/PPM), circumstances have changed since In-Sites previous submission and it is now requested that the strategy should reflect current circumstances.

Work has commenced on the implementation of the residential part of that permission. Additionally however, in August 2015, an application for detailed planning permission (reference 15/00599/P) for a nursing home and extra care flats on the 1ha site identified in the Proposed Plan for employment purposes was submitted to ELC for consideration. On 7 June 2016 the ELC Planning Committee resolved to grant full planning permission subject to the prior conclusion of a legal agreement and subject to conditions, all to be agreed by the Service Manager for Planning, the Planning Convenor and Local Members. The issuing of that decision is outstanding and it is understood that suggested conditions and heads of terms for the legal agreement have been drafted, and these are being discussed with the Planning Convenor and Local Members.

In-Site is committed to implementing the development at this site and supports the intentions of Policy HOU5 and HOU6 : Residential Care Homes and Nursing Homes. Accordingly, In-Site considers that the emerging LDP should reflect the planning status of the site. By the time of anticipated adoption, it is currently envisaged that works to implement permission 15/00599/P will have started.

Copies of relevant parts of the planning application, the Planning Committee Report and the Minutes of the meeting are attached as supporting information to this representation, and which should be considered in conjunction with In-Sites representation to other sections of the Proposed Plan (1a. Strategy Map for Haddington Cluster and 1b. Introduction to Haddington Cluster relating to paragraph 2.121; 4a and 4b relating to PROP HN4: Land at Gateside East, Haddington; and, 2a. Planning for Employment relating to EMP1 / Table EMP1.

## **Section 2e - Introduction to Haddington Cluster (pg 40)**

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

### **Modifications(s) Sought:**

In-Site Property Solution seeks a modification to Paragraph 2.121 as shown below:

Mixed Use Proposal: Gateside East, Haddington

2.121 Land at Gateside East in the west of Haddington is allocated for a mixed residential development, including circa 110 homes and 60-bed nursing home, to reflect existing planning permissions. Part of the development is now under construction.

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

### **Justification for Modification(s) :**

Reference should be made to In-Sites detailed response to question 1b. Strategy Map for Haddington Cluster.

The proposed mixed residential and employment use allocation is based on the extant planning permission in principle, reference 13/00800/PPM; circumstances have changed since the time the Proposed Plan was initially prepared. It is acknowledged that work has commenced on residential development of part of the overall site.

In August 2015, an application for detailed planning permission (reference 15/00599/P) for a nursing home and extra care flats on the 1ha site identified in the Proposed Plan for employment purposes was submitted to ELC for consideration and on 7 June 2016 the ELC Planning Committee resolved to grant full planning permission subject to the prior conclusion of a legal agreement and subject to conditions, all to be agreed by the Service Manager for Planning, the Planning Convenor and Local Members.

The emerging LDP should reflect the planning status of the site, which at time of expected adoption should be that permission 15/00599/P will be granted and it is also anticipated that development will have started. As ELC's resolution is to grant detailed planning permission for a 60-bed nursing home and 30 extra care flats (taking the total number of homes to circa 110 on the HN4 site), it is considered that a consistent approach should be taken in respect of all sites and this minded to grant decision should be reflected in the emerging LDP, as an allocation for a mixed residential use of the site.

## **Section 2e - Haddington Cluster Main Development Proposals (pages 41-43)**

**1a PROP HN1: Letham Mains, Haddington - What modifications do you wish to see made to Prop HN1 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

### **Modifications(s) Sought:**

**1b Please give any information/reasons in support of each modification suggested to Prop HN1 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

### **Justification for Modification(s):**

**2a PROP HN2: Letham Mains Expansion, Haddington - What modifications do you wish to see made to Prop HN2 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**2b Please give any information/reasons in support of each modification suggested to Prop HN2 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

**3a PROP HN3: Land at Dovecot, Haddington - What modifications do you wish to see made to Prop HN3 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**3b Please give any information/reasons in support of each modification suggested to Prop HN3 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s) :**

**4a PROP HN4: Land at Gateside East, Haddington - What modifications do you wish to see made to Prop HN4 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

In-Site Property Solutions Ltd requests that PROP4 is modified to read :

PROP HN4: Land at Gateside East, Haddington

Land at Gateside East, west of Gateside Road, is allocated for a mixed residential development, including circa 110 homes and 60-bed nursing home, to reflect existing planning permissions. Any new development proposals for the site must include a comprehensive masterplan for the entire allocated site that integrates development with the surroundings. Any development here is subject to the mitigation of any development related impacts, including on a proportionate basis for any cumulative impacts with other proposals including on the transport network and on education and community facilities as appropriate.

**4b Please give any information/reasons in support of each modification suggested to Prop HN4 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

Reference should be made to In-Sites detailed response to question 1b. Strategy Map for Haddington Cluster.

The proposed mixed residential and employment use allocation is based on the extant planning permission in principle, reference 13/00800/PPM; circumstances have changed since the time the Proposed Plan was initially prepared. It is acknowledged that work has commenced on residential development of part of the overall site.

In August 2015, an application for detailed planning permission (reference 15/00599/P) for a nursing home and extra care flats on the 1ha site identified in the Proposed Plan for employment purposes was submitted to ELC for consideration and on 7 June 2016 the ELC Planning Committee resolved to grant full planning permission subject to the prior conclusion of a legal agreement and subject to conditions, all to be agreed by the Service Manager for Planning, the Planning Convenor and Local Members.

The emerging LDP should reflect the planning status of the site, which at time of expected adoption should be that permission 15/00599/P will be granted and it is also anticipated that development will have started. As ELC's resolution is to grant detailed planning permission for a 60-bed nursing home and 30 extra care flats (taking the total number of homes to circa 110 on the HN4 site), it is considered that a consistent approach should be taken in respect of all sites and this minded to grant decision should be reflected in the emerging LDP, as an allocation for a mixed residential use of the site.

**5a PROP HN5: Land at Gateside West, Haddington - What modifications do you wish to see made to Prop HN5 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**5b Please give any information/reasons in support of each modification suggested to Prop HN5 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

**6a PROP HN6: Gateside West Haddington- What modifications do you wish to see made to Prop HN6 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**6b Please give any information/reasons in support of each modification suggested to Prop HN6 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

**7a PROP HN7: Land at Alderston, Haddington - What modifications do you wish to see made to Prop HN7 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**7b Please give any information/reasons in support of each modification suggested to Prop HN7 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

**8a PROP HN8: Land at PepperCraig East, Haddington- What modifications do you wish to see made to Prop HN8 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**8b Please give any information/reasons in support of each modification suggested to Prop HN8 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

**9a Policy HN9: Development Briefs - What modifications do you wish to see made to Prop HN9 of the proposed Plan? Please state all relevant paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**9b Please give any information/reasons in support of each modification suggested to Policy HN9 of the proposed Plan. State all relevant paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

### **Section 3 - Town Centres, Employment and Tourism (pages 57 - 63)**

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

**Modifications(s) Sought:**

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

**Justification for Modification(s):**

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

**Modifications(s) Sought:**

In-Site considers that all reference to Gateside East, Haddington, in Table EMP1: Employment Sites and Proposals by Cluster Area should be deleted, with associated modifications to the Totals figures.

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

**Justification for Modification(s):**

Reference should be made to In-Sites detailed response to question 1b. Strategy Map for Haddington Cluster.

ELC Planning Committee has resolved to grant planning permission for a nursing home and extra care flats on the land identified for employment under PROP HN4 and as shown in Table EMP1 and it is envisaged that development will have started on the implementation of the development by adoption of the LDP, rendering table EMP1 immediately out of date. The loss of this land to Classes 4 ,5 and 6 of the employment land supply has already been deemed as acceptable by ELC and will have no impact on the overall supply of employment land.

**3a Tourism - What modifications do you wish to see made to the Tourism section of the proposed Plan? Please state all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

**3b Please give any information/reasons in support of each modification suggested to the Tourism section of the proposed Plan. State all relevant policy and/or paragraph numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s):**

## **Proposals Map**

**1a Proposal Map - What modifications do you wish to see made to the LDP Proposal Map? Please state all relevant area and inset map numbers to which the modification(s) refer. Your justification for this will be sought in the next question.**

**Modifications(s) Sought:**

In-Site Property Solutions seeks a modification to Inset Map 20 - Haddington in relation to HN4. It seeks a change from Mixed Use Proposal to Mixed Residential Proposal.

**1b Please give any information/reasons in support of each modification suggested to the LDP Proposal Map. State all relevant areas and inset map numbers of the plan to which the modification(s) refer.**

**Justification for Modification(s) :**

Reference should be made to In-Sites detailed response to question 1b. Strategy Map for Haddington Cluster.

The proposed mixed residential and employment use allocation is based on the extant planning permission in principle, reference 13/00800/PPM; circumstances have changed since the time the Proposed Plan was initially prepared.

In August 2015, an application for detailed planning permission (reference 15/00599/P) for a nursing home and extra care flats on the 1ha site identified in the Proposed Plan for employment purposes was submitted to ELC for consideration and on 7 June 2016 the ELC Planning Committee resolved to grant full planning permission.

The emerging LDP should reflect the planning status of the site, which at time of expected adoption should be that permission 15/00599/P will be granted and it is also anticipated that development will have started. As ELC's resolution is to grant detailed planning permission for a nursing home and extra care flats, it is considered that a consistent approach should be taken in respect of all sites and this minded to grant decision should be reflected in the emerging LDP, as an allocation for a mixed residential use of the site.

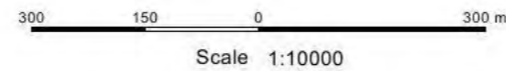
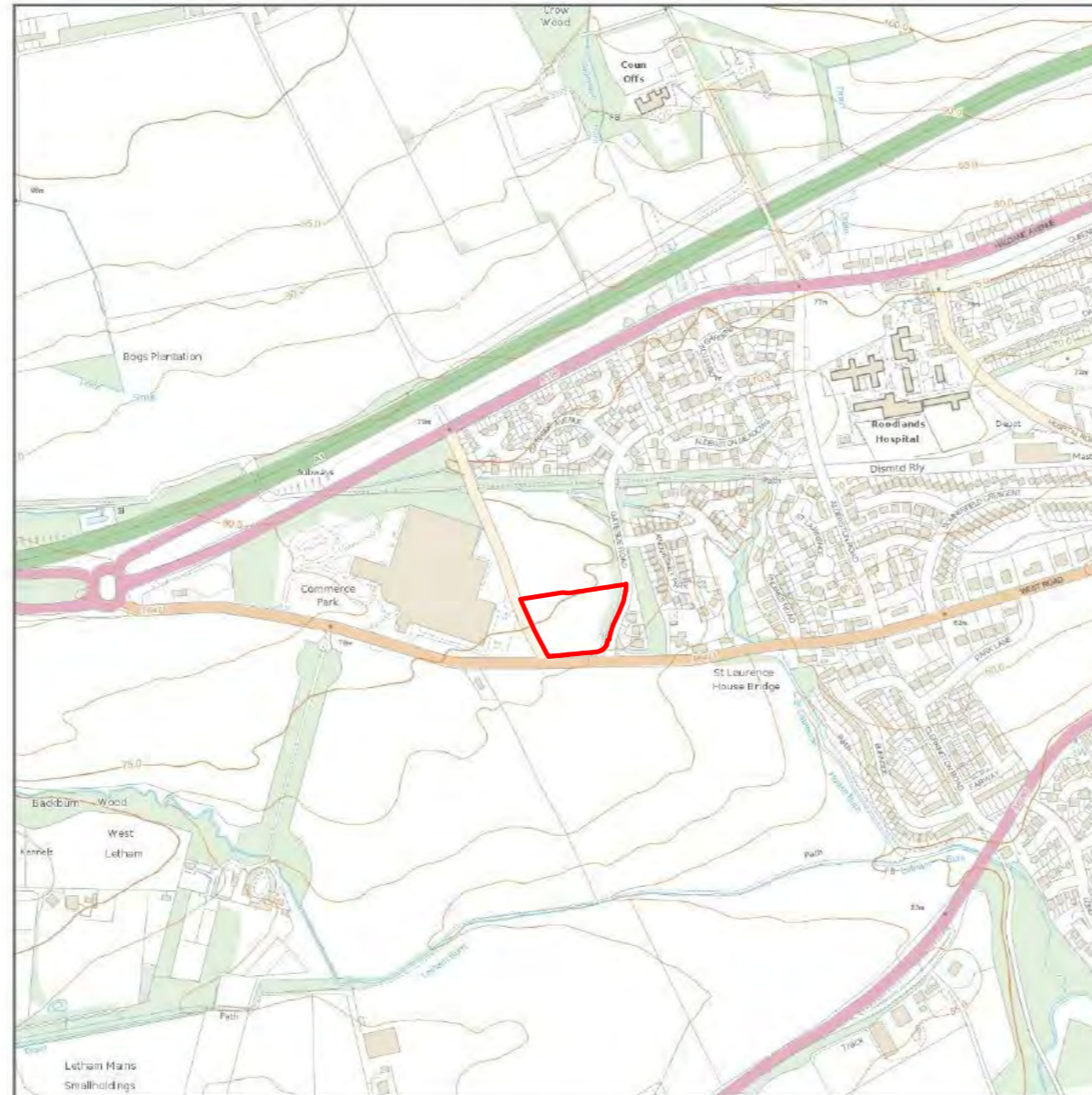
**Visual Upload:**

No file was uploaded

**Visual Upload:**

No file was uploaded





Gateside West, Haddington

Supplied by: Oliver and Robb  
Licence number: 100031961  
Produced: 27/05/15  
Serial number: 1515273

Plot centre co-ordinates: 349800, 673854  
Download file: Print52639\_1515273  
Project name: 5116

Produced from the Ordnance Survey National Geographic Database and incorporating survey revisions available at this date. © Crown copyright 2015. Reproduction in whole or in part is prohibited without prior permission of the Ordnance Survey. Ordnance Survey and the OS symbol are trade marks. The representation of a road, track or path is no evidence of a right of way. The representation of features as line is no evidence of a property boundary.



INVESTOR IN PEOPLE

HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE		Consequences				
		1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
Likelihood	Almost Certain 5	5	10	15	20	25
	Likely 4	4	8	12	16	20
	Possible 3	3	6	9	12	15
	Unlikely 2	2	4	6	8	10
	Rare 1	1	2	3	4	5

Rev	Description	Auth	Date
REVISION			

STAMP  
**PLANNING**

PROJECT STATUS  
Developed Design

DRAWING TITLE  
Location Plan

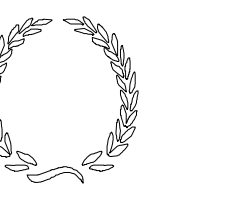
PROJECT  
New 60 Bed Nursing Home & 30 Extra Care Flats at Gateside East, Haddington for In-Site Property Solutions

DATE CREATED	DESIGNER	SCALE @ A3
27/05/15	RMS	1 : 10000

DRAWING NUMBER	REVISION
5116(3)LP001	

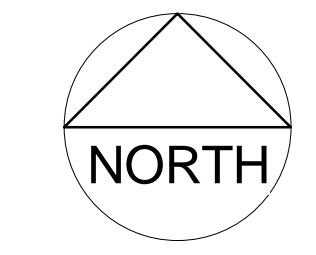
**oliver + robb architects**  
Pitreavie Drive, Dunfermline  
KY11 8UH  
T: 01383 621621  
W : www.oliverandrobb.co.uk  
Members: Brian A Robb David M Tibbs





INVESTOR IN PEOPLE

HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE	Consequences			
	Minor	Medium	Major	Catastrophic
Absent/Control 1	1	2	3	4
Minor	2	3	4	5
Possible 1	3	4	5	6
Unlikely 1	4	5	6	7
Rare 1	5	6	7	8



2 meter wide footway to continue up to existing Toucan crossing on Gateside Road

Boundary Treatments: P&R Fencing / Landscaping or as agreed with LPA

**SITE AREA**

Hectares - 1.1  
Acres - 2.7

**SCHEDULE OF ACCOMMODATION:**

**NURSING HOME:**  
60No. Beds with Ensuite  
Total Floor Area - 2830m<sup>2</sup>

**EXTRA CARE:**  
30No. Extra Care Units comprising:  
- 8No. Wheelchair Flats comprising:  
- 3No. 2p/3apt (1 Bedroom Flat - Wheelchair)  
- 5No. 3p/3apt (2 Bedroom Flat - Wheelchair)  
- 22No. Amenity Flats comprising:  
- 16No. 2p/2apt (1 Bedroom Flat - Amenity)  
- 6No. 3p/3apt (2 Bedroom Flat - Amenity)  
Total Floor Area - 2320m<sup>2</sup>

**TOTAL FLOOR AREA - 5150m<sup>2</sup>**

REVISION	NO.	DESCRIPTION	DATE
C	General Update for Planning submission, Permission Hoisting	05/06/15	
B	General update for planning submission.	11/05/15	
A	Change to gates to 900mm	20/05/15	
	Drawn	15/05/15	

STAMP: **PLANNING**

PROJECT STATUS: **Developed Design**

DRAWING TITLE: **Proposed Site Layout**

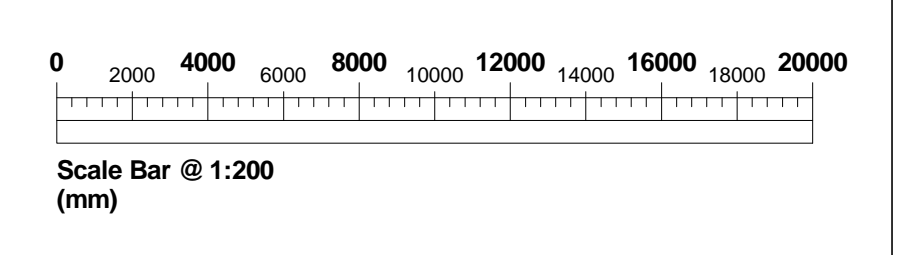
PROJECT: **New 60 Bed Nursing Home & 30 Extra Care Flats at Gateside East, Haddington for In-Site Property Solutions**

DATE CREATED: 07/06/15  
DESIGNER: CN  
SCALE: As indicated

DRAWING NUMBER: 5116(3)SP001  
REVISION: C

**oliver + robb architects**  
Pitreavie Drive, Dunfermline  
KY11 6UH  
T: 01383 621621  
W: www.oliverandrobb.co.uk  
Members: Brian A Robb, David W Tait

1 01 Proposed Site Layout  
1:200





LTR/012-9/4/SS

4<sup>th</sup> November 2016

Iain McFarlane,  
Service Manager, Planning,  
East Lothian Council,  
John Muir House,  
HADDINGTON  
East Lothian  
EH41 3HA



BENJAMIN  
TINDALL  
ARCHITECTS

## **EAST LOTHIAN PROPOSED LOCAL DEVELOPMENT PLAN MONKTON HOUSE, LAND AT OLD CRAIGHALL VILLAGE**

Dear Sir,

On behalf of Zoe Bennett-Levy of Monkton House, Old Craighall, we object to the proposals in the current LDP for this area and would urge you to reconsider them.

### **1 INTRODUCTION**

- 1.1 Monkton House is of mediaeval origin with Scots Renaissance and later additions and part of a wider landscape. We enclose a Design Statement which includes a short account of the history of the building and its setting.
- 1.2 Despite the ambitions of the Strategic Development Plan, the area around this Grade A listed Monkton House with Stable Range, Retaining Walls, Gates and Gatepiers finds itself in a kind of a planning Bermuda Triangle. Although it is in East Lothian, in practice it is in a kind of no man's land between the East Lothian, Midlothian and the City of Edinburgh where a co-ordinated joint Masterplan is required.
- 1.3 The proposed developments MH1, MH2 and MH3 around Old Craighall severely affect the setting of this Grade A-listed building and diminish the Greenbelt enormously. The sites are in largely open settings and any development would be hard to visually contain in this flat landscape, be in clear view of Monkton House and not enhance the setting, sense of place or identity of the local area.

### **2 CULTURAL HERITAGE**

- 2.1 The proposed LDP says a lot about the benefits of the County's Cultural Heritage and the importance of protecting irreplaceable assets (para 1.61, Aims & Strategy Drivers, 1 & 3) and indeed of enhancing them (para 6.37) but this is not applied to Monkton House but should be.
- 2.2 Greywalls Hotel (CH7), also Grade A Listed, is however protected properly, just as Monkton should be. The landscape situations are almost exactly the same as Monkton House except Monkton House is in the green belt and should therefore have even greater protection.

PRINCIPAL B H TINDALL B Soc.Sci FRIAS RIBA FSA(Scot)  
ASSOCIATES M H THOMASSON BSc (Hons) BA Arch(Hons) ARIAS  
M BISSETT BA Arch(Hons) Dip Arch ARIAS  
S SCHNEIDER Dip-Ing Arch MA Cons

Benjamin Tindall Architecture Ltd. trading as Benjamin Tindall Architects  
Scottish Co. No. 536371 VAT Reg. No. 379 9367 75

*The Art & Craft of Architecture*

17 Victoria Terrace  
EDINBURGH EH1 2JL  
Telephone 0131 220 3366  
info@BenjaminTindallArchitects.co.uk  
www.BenjaminTindallArchitects.co.uk

- 2.3 Policy CHI explicitly states that new development will not harm the setting of a Listed Building, yet the proposed development is in clear view (para 6.41) of Monkton House, does not relate to Monkton House, and does not seem to fit in with the traditional layout of Old Craighall itself. This thereby detracts from the understanding and appreciation of the history of this area as well as harming the building's setting. Monkton House's setting needs to be given clear protection and we believe the setting extends further than the LDP allows for.
- 2.4 While policy PROP MH2 and paragraph 2.24 recognise that any development should have appropriate scale and character, this is not reflected in the LDP as far as Monkton House and its setting is concerned. Para 2.25 says that land to the north east of the house can be developed without harming the house. The separately listed Monkton Gardens with Sundial and Garden Walls (cat B) to the north east, which historically were part of the same estate, have been ignored in the LDP. We have doubts and query how a development can be done, stressing Para 1.41 which states that any development needs to be done sensitively.

### 3 GREEN BELT

- 3.1 Although Monkton House is in the Green Belt, para 1.15 seems to give it little protection from inappropriate planning applications. A comprehensive joint masterplan of the area, including Midlothian and the City of Edinburgh is required.
- 3.2 The proposed plan includes 5HA of employment allocation (Table EMP 1), 100 houses (Table HOU 1) and junction improvements (PROP T15). This is an over development of the area and the allocations should be reduced.
- 3.3 At Monkton House the proposals in the LDP are comprehensively damaging the Green Belt, which Policy DC7 restricts, protecting the setting of Edinburgh. We are concerned about and object to diminishing the Green Belt, turning Monkton House's setting into a pocket and the Green Belt into Green Network. The Green Belt needs to be of much greater scale.

### 4 RESUMÉ

- 4.1 We specifically object to allocating the lands at Old Craighall for development MH2 as this:
- does not respect the setting of this very significant Grade A Listed Building and
  - destroys a significant part of the Green Belt.
  - destroys Class 1 prime agricultural land (very clearly highlighted in 'Environmental Report 2016, Appendix 5 Musselburgh Area', pp. 82-96).
- 4.2 The general need for more land seems due to the wasteful manner in which new land is proposed to be developed instead of redeveloping existing underdeveloped areas, thereby re-using existing infrastructure and resources and avoiding breaking up existing social structures. It needs to be proven that no other suitable sites are available.

Yours sincerely

Silke Schneider  
for Benjamin Tindall Architects

Enc Design Statement for Monkton House



# MONKTON HOUSE

## PROPOSED NEW EXTENSION

for MICHAEL & ZOË BENNETT-LEVY 2011

### CONTENTS

1	LOCATION	2
2	HISTORY	3
3	CLIENT'S BRIEF	7
4	ANALYSIS	7
5	DESIGN DEVELOPMENT	8
6	PROPOSAL	9
7	CONCLUSIONS	11
	REFERENCES	12
APPENDIX A	Listed Building Report	13
APPENDIX B	Historical References	15



Fig. 1 Monkton House SE garden elevation, 2010



# I LOCATION

Monkton House is located to the south of Old Craighall, a small former mining hamlet situated a mile south of Musselburgh and half way along the road to Dalkeith, and 6 miles east of Edinburgh City centre. It is accessed from Old Craighall Road, the B6415, and sits close to the major thoroughfares of the A1 to the northeast and the A720 Edinburgh Bypass to the southeast.

It now lies at the westernmost edge of East Lothian, but was previously part of Midlothian until local government was reorganised in 1975, and is only slightly more than 1 mile southeast of the City of Edinburgh boundary.

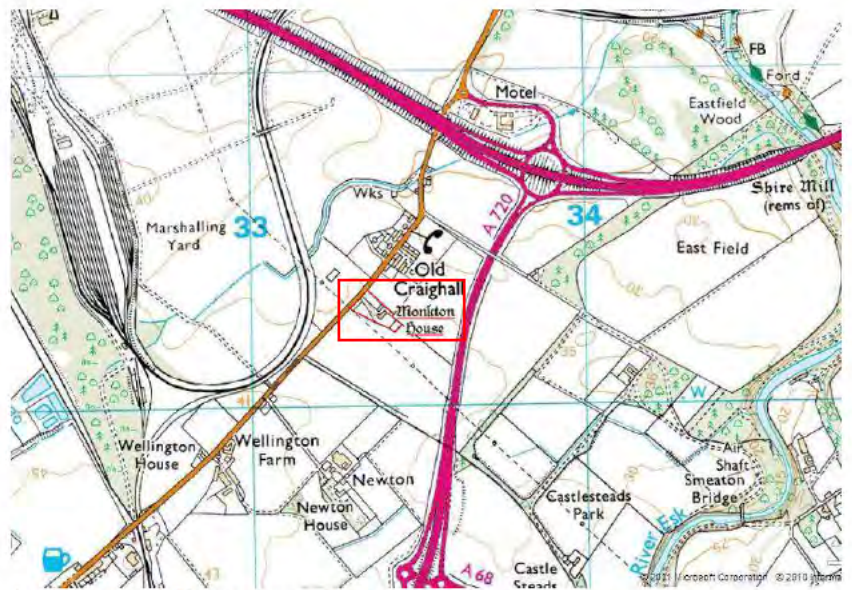


Fig. 2 Location of Monkton House ©Bing

The 3 acre property comprises of the main house and stable block with a walled garden and parkland at the centre of what once formed a much larger estate, first belonging to the monks of Newbattle Abbey and subsequently the Hays of Yester, the Falconers, the Hopes of Pinkie, John Miller and most recently the Bennett-Levys.



Fig. 3 Aerial view of Monkton House, 2010 © Bing

## 2 HISTORY

Relatively little is known about Monkton's history, and there are no original plans of the buildings. This lack of detailed historical information is possibly due to its 'relative unimportance', as described by the RCAHMS listing in 1953<sup>1</sup>.

MacGibbon & Ross (1887-92) state that the oldest part of the building is the two-storey block now known as the cottage built by the Cistercian Newbattle Abbey monks<sup>2</sup> probably as a grange in the 16th century. At the start of the 13th century the monks were granted a Charter to mine coal in the surrounding hillsides and banks of the South Esk "*between the said burn of Witrig and the bounds of Pinkie and Inveresk*" which was used by them for saltpanning at the nearby town of Prestonpans<sup>3</sup>.



Fig. 755.—Monkton House. West Side of Courtyard.

Fig.4 Monkton Cottage S corner, MacGibbon & Ross, 1887-92

However, most sources agree that the main section of the larger Mansion House is an earlier 15th or 16th century tower, although they disagree on the dates of the main construction periods. It is clear that the original tower was reduced in height and extended in the sixteenth, seventeenth and eighteenth centuries, but not when or who by. The original tower is still obvious as part of the main house which has a barrel-vaulted undercroft at ground level that today still includes the original kitchen with its large fireplace. The property was described in an account of the Monks in 1907 as "a large and imposing residence at Newton, a mile or two from Dalkeith, which still stands and bears the name of Monkton Hall. The lower part of the house is arched"<sup>4</sup>.

Francis Groome describes Monkton as "a mansion in Inveresk parish, Edinburgh-shire, 2miles SSW of Musselburgh. Its oldest part is said to have been built by General Monk [Cromwell's commander in Scotland], who made it his favourite Scottish residence"<sup>5</sup>, a story repeated in 1894 by R Stirling as a reason for the name (see appendix A), but seemingly unfounded.

The well in the grounds has its own place in folklore, known as "the Routing Well ... [it] was believed to give notice of an approaching storm by uttering sounds resembling the moaning of the wind. As a matter of fact, the noises came from certain disused coal workings in the immediate neighbourhood, and were due to the high wind blowing through them. The sounds thus accompanied and did not precede the storm"<sup>6</sup>.

### 2.1 EARLY HISTORY

The RCAHMS listing in 1921 describes the main House as "L-shaped on plan ... built about 1680 in extension of and incorporating the lower part of a 16th century free-standing tower, while the now detached stable building to the NW is the remains of a small L-shaped house of c. 1625, which was originally attached to the old tower by a wing, now missing"<sup>7</sup>. Nigel Tranter in 1962, however, states that "the original tower is of earlier than 16th century origin; it was extended to the S by the addition of a simple rectangular block, probably dating from the mid-16th century. This in turn was further extended to the S; and the W wing added, probably soon after the Reformation. The present stair tower was built, and roofline and Renaissance doorways produced in the late 17th

<sup>1</sup> RCAHMS online listing NT37 SW25 (NT 33381 70290) Monkton House (NR) OS 25" map (1967), [www.rcahms.gov.uk](http://www.rcahms.gov.uk)

<sup>2</sup> D MacGibbon & T Ross "The castellated and domestic architecture of Scotland from the twelfth to the eighteenth centuries - Volume 4, Edinburgh", #, 1887-92, p181-3

<sup>3</sup> History of the Newbattle Monks, [newbattle70.org.uk](http://newbattle70.org.uk)

<sup>4</sup> Rev. J Carrick "The abbey of S. Mary, Newbottle: a memorial of the royal visit", 3rd ed., John Menzies & Co, 1907, p76

<sup>5</sup> ed. F Groome "Ordnance Gazetteer of Scotland - Volume 2", London, 1892-6, [www.electricscotland.com](http://www.electricscotland.com)

<sup>6</sup> J M Mackinlay "Folklore of Scottish Lochs and Springs", W Hodge & Co., Glasgow, 1893, [www.electricscotland.com](http://www.electricscotland.com)

<sup>7</sup> RCAHMS, op cit



century. He also dates the stable building to the 16th century”<sup>8</sup>. The grange potentially built by the Newbattle monks seems to originally have had a hall on the ground floor and bed-rooms above which are accessed by a garret stair which remains almost intact. “The fine mullioned windows of the upper floor are ... quite unique in Scotland”<sup>9</sup>.

After the 1560 Reformation the property passed to the Hays of Yester, and, according to Sir John Hope in the late 19th century, the main Mansion house was erected by either the Hays or the later Falconers<sup>10</sup>. Colin McWilliam suggests that the tower was built by the Hays in the 16th century, and that later members of the family added two ranges to form an L-shape in the 17th Century, which included the two-storey Cottage to the NW, with a fireplace similar to one at nearby Pinkie House, and a similar height range, along with a barmkin wall completing the courtyard, both since demolished<sup>11</sup>. McWilliam also suggests the larger extension to the main north tower which became the main house was built in the 16th century, and excavations in the 1960s had revealed a second tower which once completed the external south corner.

In order to update the house in the Court-style of the day, Sir Alexander Hay, Clerk Register is believed to have purchased the property from his uncle Hay of Yester and “regularised [the] windows, added chimneys and a new demi-octagonal staitower, built a grandiose entrance gateway to the inner court and added a gallery along the West side [which] has two extraordinarily wide mullioned and pedimented dormer windows in the manner of Steenwinkel’s Rosenburg Palace in Copenhagen”<sup>12</sup>.

The 1654 Blaeu Atlas of Scotland shows the property as ‘Mountoun’.



Fig. 5 Blaeu Atlas of Scotland, 1654, ©National Library of Scotland (NLS)

<sup>8</sup> RCAHMS, *ibid*

<sup>9</sup> MacGibbon & Ross, “The castellated and domestic architecture of Scotland”, *op cit*, p182

<sup>10</sup> MacGibbon & Ross, *ibid*

<sup>11</sup> C McWilliam “Buildings of Scotland- Lothian”, Butler & Tanner Ltd., London, 1978, p328-30

<sup>12</sup> C McKean “The Scottish Chateau : The Country House of Renaissance Scotland”, Sutton Publishing, 2001, p205



## 2.2 EIGHTEENTH CENTURY

Monkton became the property of the Falconers in 1715 after it was forfeited by the Jacobite Hays. The Falconers pulled down the south corner tower and presumably its stair turret in the mid 18th century, replacing it with a range of passages on the east internal corner including the current semi-octagonal stair turret<sup>13</sup>. Around this time the main pedimented doors on the courtyard and garden elevations were also added.

In 1747-55 the Monkton estate and its grounds are shown in detail on the William Roy map, again appearing as 'Mountain'. Interestingly, only one rectangular building is shown, accessed from a road to the south east.



Fig. 6 William Roy Map 1747-55, NLS

In 1779 Monkton was purchased by the Hopes of Pinkie on the death of James Falconer without male heir, seemingly as a residence for the Hope Baronetcy of Craighall in Fife & nearby Pinkie.

## 2.3 NINETEENTH CENTURY

John Thomson's Atlas of Scotland of 1832 shows the estate belonging to Sir John Hope, but names it Craig Hall rather than Monkton after his title. Access to the estate appears to be through the new village of Craig Hall, and the house itself is shown as a generic mansion smaller in size than Newton and Carberry, but not its actual form. The parish borders show Monkton at the edge of Inveresk parish in red and Newton parish in yellow.



Fig.7 John Thomson's Atlas of Scotland, 1832, NLS



Fig. 8 OS 6" Map, 1st Edition, Edinburgh, 1885, NLS

The 1<sup>st</sup> Edition 6" Ordnance Survey map in 1885 reveals the development of the estate with the large collection of buildings around the main House and Cottage since demolished. The property is renamed 'Monkton House' and the main access is shown from the road to the north west for the first time.

<sup>13</sup> C McWilliam, op cit



The RCAHMS hold drawings by Lorimer and Matthew of both an unexecuted scheme dated 1885 and alterations carried out in 1926.

## 2.4 TWENTIETH CENTURY

The large collection of building clustered around Monkton which first appeared in 1832 gradually disappeared, first on the 1904 OS 1" 3rd edition, and finally reduced to the House and Cottage that exist today on the 1926 OS 1" 'popular' edition.



Fig. 9 OS 1" Map, 3rd edition, Edinburgh, 1904, NLS



Fig. 10 OS 1" map 'popular' edition, Edinburgh, 1921-1930, NLS

A report on the former walled garden to the north concluded that "no features relating to the former walled garden or 19th-century buildings were identified, and there was evidence of possible terracing and sand extraction across the site. No pre-19th-century finds were recovered. The evaluation also included the recording of part of the listed boundary wall and a small stone outbuilding, which may be 18th century"<sup>14</sup>.

John Miller bought Monkton as a wreck from Sir Archibald Hope in 1954 for £250 and began the much needed restoration of the property, including repairs to the roof<sup>15</sup>. He also added interior features such as panelling from the S.S Franconia in the entrance passage and a French empire-style marble and ormolu fireplace from the liner l'Atlantique<sup>16</sup>.



Fig. 11 OS Air Mosaic, 1944, overlaid on 2010 Google road map, NLS

In 1971 Monkton House was listed Category 'B' and upgraded to Category 'A' in 1981. See Appendix A for full listing information.

The Bennett-Levys bought Monkton in 1978 and undertook the careful restoration of the building over three decades with much assistance from Benjamin Tindall Architects.

<sup>14</sup> R Coleman, Report lodged with East Lothian SMR and the NMRS, Sponsored by Hart (Estates) Ltd., 2004, RCAHMS

<sup>15</sup> H Scott "Moving in eccentric circles", published in The Sunday Times, March 21, 2010

<sup>16</sup> C McWilliam, op cit



### 3 CLIENT'S BRIEF

Michael and Zoë Bennett-Levy's requirements are for a new extension to serve as a 'granny flat' housed in a new link built within the footprint of a previous range.

In practical terms, the requirements are:

- An extension to the house with an attractive link, enhancing the building and its setting, echoing similar houses and what was there before and re forging a link between the House and the Cottage.
- Modest accommodation suitable for a couple who like to entertain.
- Good quality materials and simple detailing in keeping with the existing House and Cottage.

### 4 ANALYSIS

#### 4.1 IMPORTANCE OF MONKTON HOUSE

Although not a major estate, it is clear that Monkton was a significant part of the landscape and local economy for several hundred years, involving some of Scotland's leading families.

#### HISTORICAL

The site has been through many social and economic changes which reflect the history of Scotland itself. It has links to the monks and their local coal enterprises, has an interesting record of the ways property changed hands, and belonged to a number of quite different and influential families.

#### ARCHITECTURAL

The fabric itself has undergone continuous adaptation, and is a record of the classicalisation of a traditional frontage and the extension of an original tower. Many fine features remain, such as the external gateway, buckle-quoins and a fine pair of early and unusual mullioned windows.

#### LANDSCAPE

The current buildings sit in large grounds in a wonderful setting which gives some feeling of the past grandeur of the building. The grounds themselves include walled gardens and fine entrance gates.

#### 4.2 EVIDENCE OF DEVELOPMENT



Fig.12 Existing NE elevation - proposed location of link

#### PLAN

MacGibbon and Ross writing in the 1890s included drawings and the ground floor plan of both buildings based on information from the owner, Sir John Hope. The plan indicates the line of the removed link building, although it seems wider than existing physical evidence on the West elevation suggests. They also do not seem to have identified the original tower forming the North section of the Mansion house with its much thicker external walls, although the elevational drawing of this building appears to show it rendered which would have hidden the join which is so clear today.

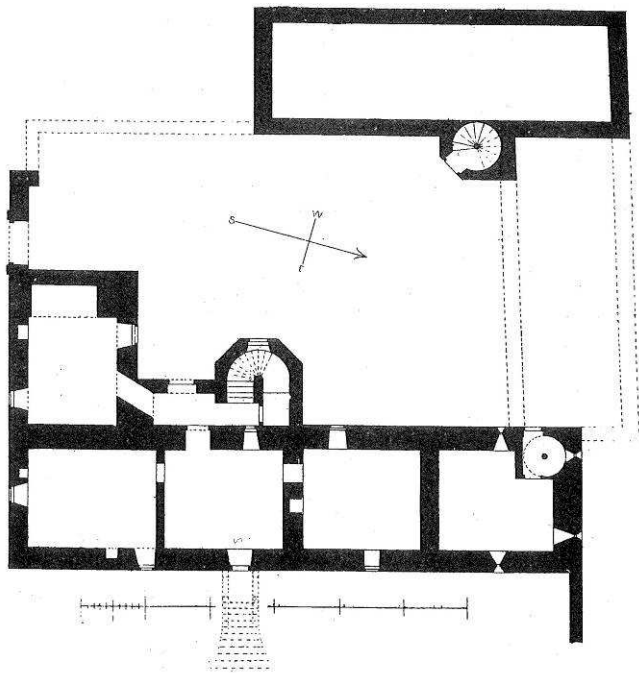


FIG. 754.—Monkton House. Plan.

Fig.13 Plan of Monkton, MacGibbon & Ross, 1887-92

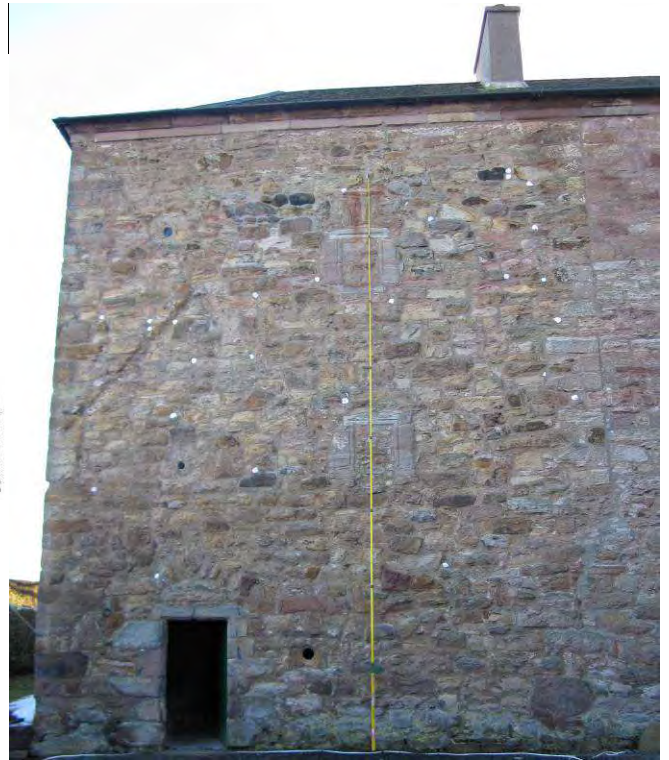


Fig. 14 House W elevation, showing previous roof line & extent of tower,

## DEVELOPMENT

A close examination of dressed stonework provides good clues to the different phases. The exact dates are still unknown.



FIG. 756.—Monkton House. View from South-West.

Fig.15 Monkton House SW corner & arch detail, MacGibbon & Ross



Fig. 16 House SW corner, showing buckled quoins, 2010



## 5 DESIGN DEVELOPMENT

An initial idea was to follow MacGibbon & Ross' outline to make most use of the space on the north edge of the property and build a new projecting semi-octagonal stair tower to match both existing stairs. However, this proved too large, costly and ostentatious for the Bennett-Levys.

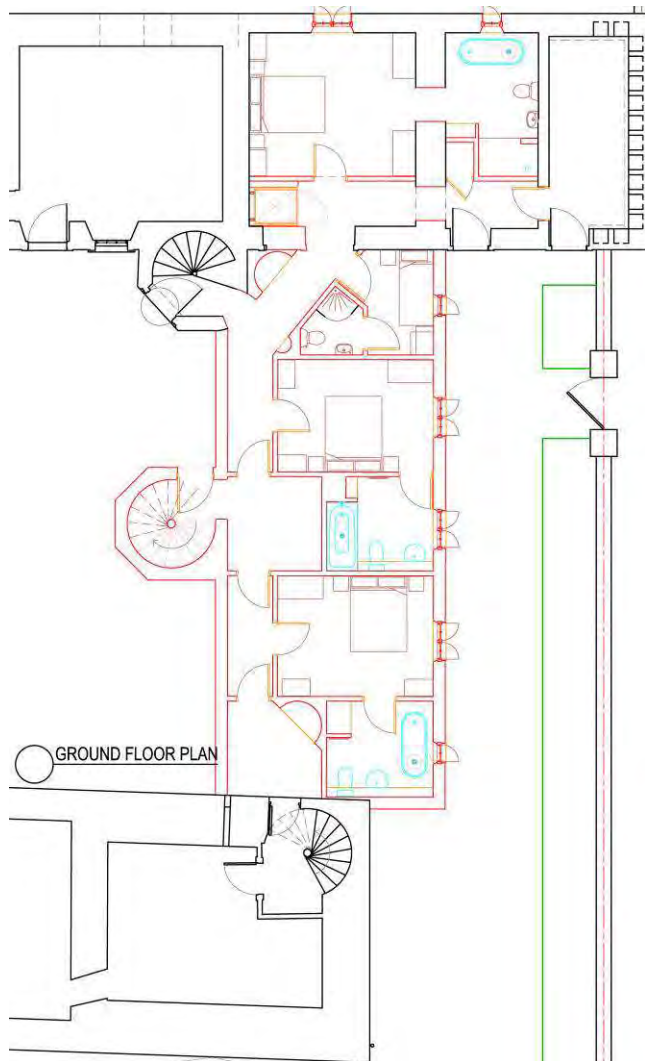


Fig.17 Proposed Ground floor plan - Option 1

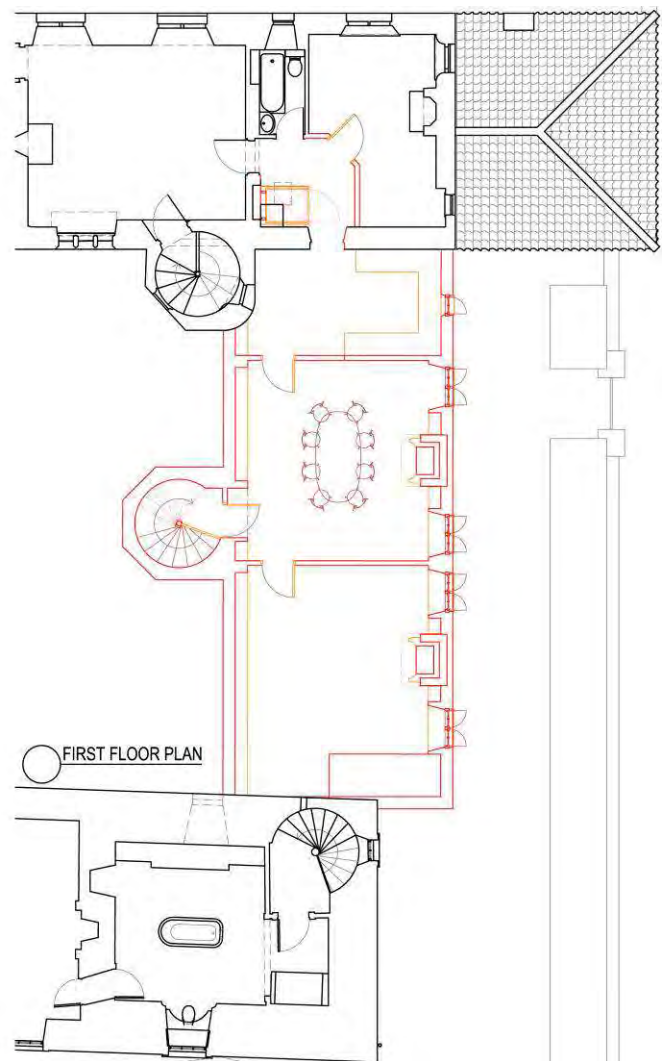


Fig. 18 Proposed First floor plan - Option 1

## 6 PROPOSAL

Following discussions with the Clients about their needs and budget, the design has developed to the current proposal, shown here:



Fig.19 Monkton House from NE showing proposed low-lying link



Fig. 20 Monkton House from S showing proposed link to north

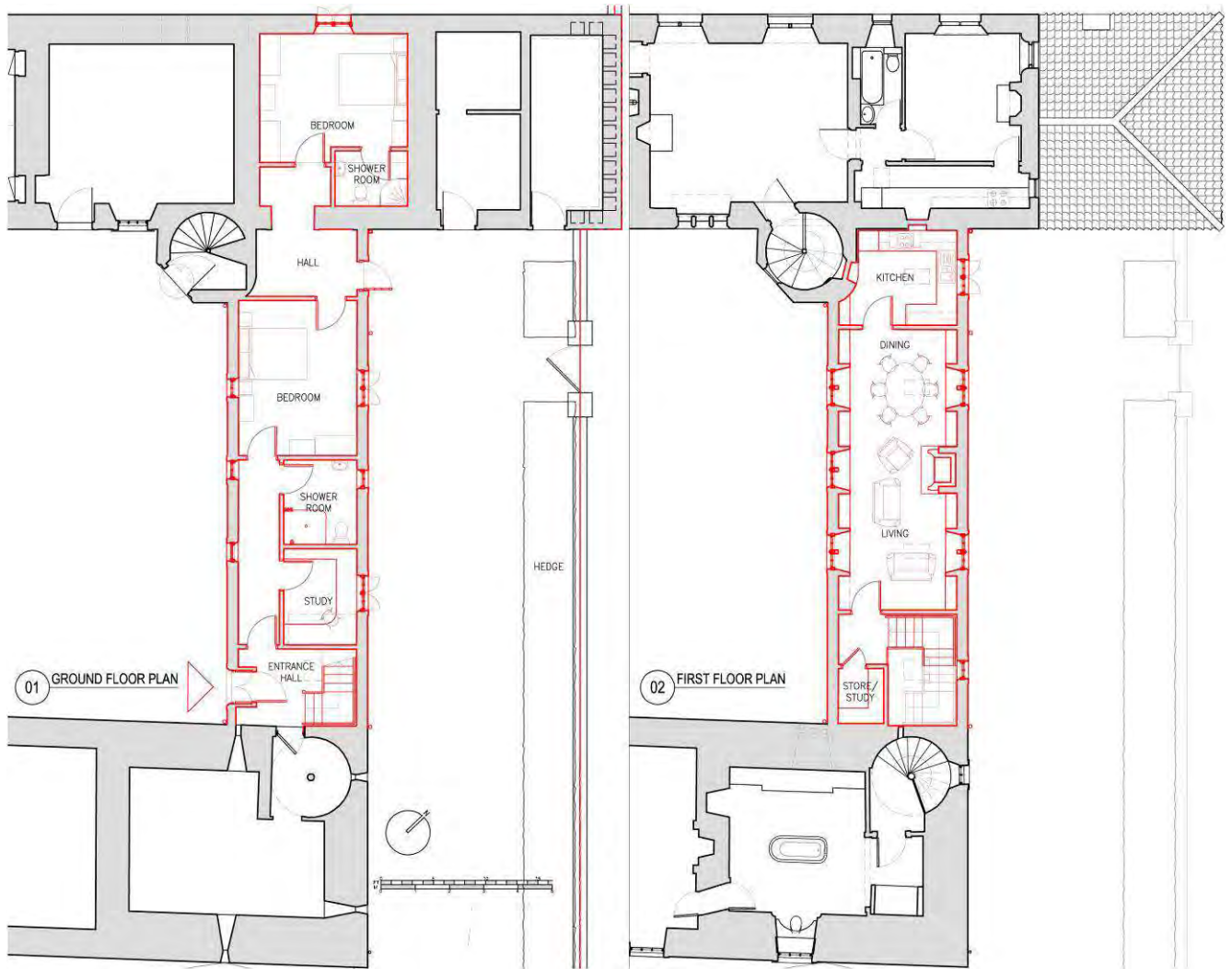


Fig.21 Proposed Ground floor plan

Fig. 22 Proposed First floor plan



Fig.23 Proposed SW elevation

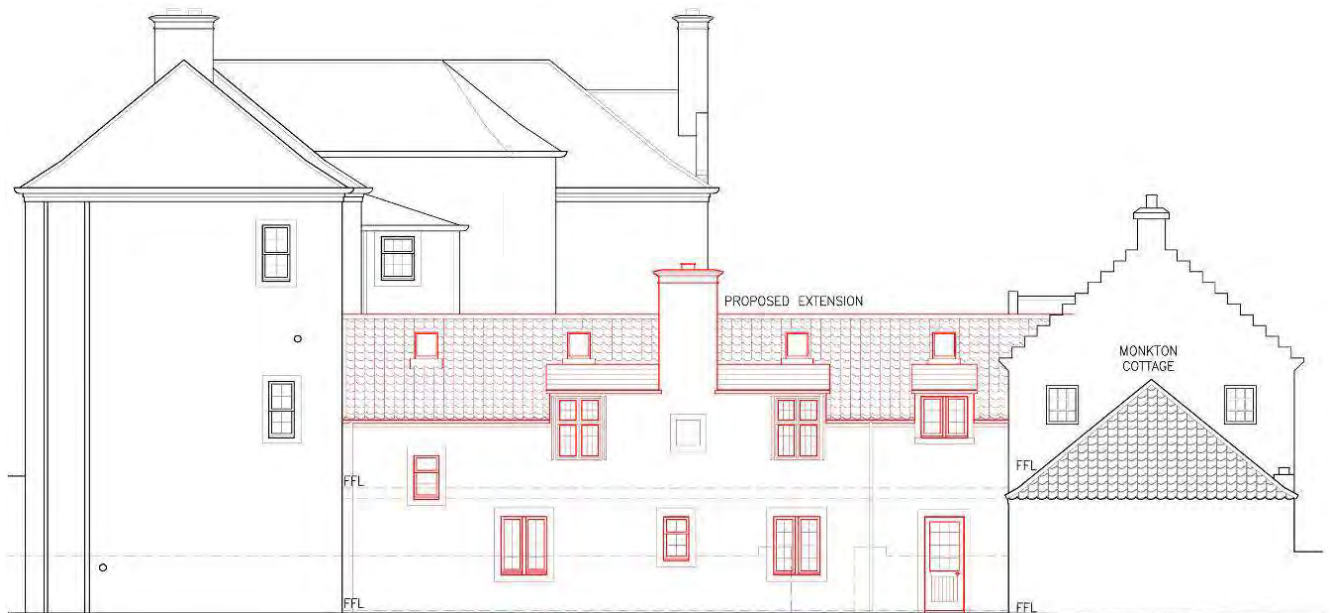


Fig.24 Proposed NE elevation

Benjamin Tindall Architects' intention is for a new link in keeping with the remaining buildings with:

**SCALE** - The height of the link is based on evidence on the NW wall of the main house of the previous range.

**STYLE** - Colin McWilliam suggests most of what we see today was built in the 16th and 17th centuries in a very simple style. The proposed replacement link will follow this style.

**DETAIL** - Window, door, chimney and corbel details will match the existing Cottage where possible with subtle differences to avoid pastiche.

**MATERIALS** - The link will be a modern timber frame construction with an external leaf of stone chosen to match the existing pinky colour of the House and Cottage. The roof will be clay pantiles to match the Cottage, reclaimed if possible, with Scots slates dormers to the north of the link to echo the House. The quality of the workmanship shall complement the existing buildings.

## 7 CONCLUSIONS

The addition of a link to a Grade 'A' listed building is not a proposal to be made without good cause, great care and to the highest possible standards. We believe that the proposals demonstrate this has been the case here.

The history of the buildings has shown many changes, in use and ownership, with periods of decline as well as investment.

The proposals build on this history to replace the demolished link, re-imagining the courtyard building of Monkton House.

Caroline Slater ARB, DipArch, MA(Hons)  
April 2011

Benjamin Tindall Architects  
17 Victoria Terrace  
EDINBURGH  
EH1 2JL  
info@benjamintindallarchitects.co.uk  
www.benjamintindallarchitects.co.uk



## 8 REFERENCES

### BIBLIOGRAPHY

David MacGibbon & Thomas Ross "The castellated and domestic architecture of Scotland from the twelfth to the eighteenth centuries - Volume 4, Edinburgh", #, 1887-92

Colin McWilliam "Buildings of Scotland- Lothian", Butler & Tanner Ltd., London, 1978

Charles McKean "The Scottish Chateau : The Country House of Renaissance Scotland", Sutton Publishing, 2001

### INTERNET SOURCES

RCAHMS online listing NT37 SW25 (NT 33381 70290)  
Monkton House (NR) OS 25" map (1967), [www.rcahms.gov.uk](http://www.rcahms.gov.uk)

ed. Francis H. Groome "Ordnance Gazetteer of Scotland - Volume 2", London, 1892-6  
[www.electricscotland.com](http://www.electricscotland.com)

James Murray Mackinlay "Folklore of Scottish Lochs and Springs", W Hodge & Co., Glasgow, 1893  
[www.electricscotland.com](http://www.electricscotland.com)

Rev. John Charles Carrick "The abbey of S. Mary, Newbottle: a memorial of the royal visit", 3rd ed., John Menzies & Co, 1908  
[www.archive.org/stream/abbeyofsmarynewb00carruoft](http://www.archive.org/stream/abbeyofsmarynewb00carruoft)

R. M'D. Stirling "Inveresk parish lore from pagan times", T C Blair, Musselburgh, 1894  
[www.archive.org/stream/invereskparishlo00stiriala](http://www.archive.org/stream/invereskparishlo00stiriala)

Samuel Lewis "A Topographical Dictionary of Scotland", 1846  
[www.british-history.ac.uk/report.aspx?compid=45303&strquery=monkton](http://www.british-history.ac.uk/report.aspx?compid=45303&strquery=monkton)

'History of the Newbattle Monks', [newbattle70.org.uk](http://newbattle70.org.uk)

'Maps of Scotland', [maps.nls.uk/](http://maps.nls.uk/)

### NEWSPAPERS

Hamish Scott "Moving in eccentric circles", published in The Sunday Times, March 21, 2010

Information Supplementary to the Statutory List  
(This information has no legal significance)

HB Number 10919  
Group with Items:  
Map sheet:

Item Number: 51 -  
Category: A  
Group Category:  
Date of Listing 22-JAN-1971

**OLD CRAIGHALL, MONKTON  
HOUSE WITH STABLE RANGE,  
RETAINING WALLS, GATES AND  
GATEPIERS**

**Description:**

3-storey mansion house comprised of later 17th century L-plan, single pile ranges adjoined to 16th century tower, with still later additions in re-entrant angle and at ground to NW. Originally a courtyard house with earlier 17th century, single storey and attic NW range currently described as stable range, and rendered free-standing after NE range was demolished; NW angle of courtyard, presumably enclosed by curtain walls. Rubble pink and grey sandstone with some harl-pointing; ashlar dressings, with rounded arrises to blinded openings of tower; moulded eaves course to tower and to later 17th century work, and relieving arches. Vaulted basements. TOWER: position made clear by line of former quoins on NW and SE elevations; linked to later work by continuous cornice at eaves line and common roof. Line of gable of demolished lower NE range remains evident to NW. Doorway at ground with chamfered arrises; flanking gun loop (1 of 3 in all); blinded windows at 1st and 2nd floor. NE elevation with windows (lighting former circular stairwell of interior) to right at 1st and 2nd floors. Later window inserted to 1st and 2nd floor to left of SE elevation, in line with those of late 17th century range.

LATE 17TH CENTURY ADDITIONS: longer range running SW, shorter range at right angles to NW; buckle quoins. Low 2-storey 18th century porch added to NW, abacking and entered from W by later 17th century gateway; latter in wide semi-circular form with buckle quoined voussiors and 2-leaf studded doors; moulded parapet with cornice above. 3 irregularly spaced bays to main W elevation, with later windows inserted at 1st and 2nd floor, and relieving arches indicating positions of original windows. Later 17th century, tabular sundial at 1st floor, between centre and S bays. Ground floor window by re-entrant angle on NW range; blinded 1st floor window. 6 irregularly spaced bays to SE (garden) elevation, with curved flight of stone steps (decorative cast-iron railings) leading to Gibbsian doorway at 1st floor at centre of late 17th century bays. Windows of regular size. Doorway to vaulted ground floor at left; low cellar windows. 18th century, canted stairblock and short passage addition in re-entrant angle to N (causing earlier windows to be blinded) with fine Gibbsian doorway; boarded door with decorative bronze fittings; window to 1st and 2nd floor above doorway, and at 1st 2nd and attic floor on stairblock, at each floor on N return, and with each 2nd floor window smaller. Small-pane glazing patterns in sash and case windows, barred at ground. Grey slates to piend roofs. Ridge stacks and corniced gablehead stack to NW.

INTERIOR: 16th century newel stair removed when winding stone stair inserted in canted stairblock. 18th century wainscott panelling and flagstones to vaulted ground floor; lugged architraves; classical marble chimneypieces; vast segmentally arched chimney recess to kitchen. Decorative plaster cornices. Tapestry panels in Dining Room.

STABLE RANGE: circa 1625. Rubble sandstone with some harl-pointing; moulded cill course to courtyard side. SE ELEVATION: rectangular stairblock projecting to right of courtyard elevation, with doorway in chamfered SE angle, in moulded surround with inscribed and gilded sundial above; small window under eaves to sides of stairblock; roof swept up into main pitch; garage doors and small window inserted to outer right, to right of stairblock. 2 widely spaced bays to left, with doorway flanked by window and segmentally arched carriage doorway to outer left; each bay with stone mullioned and transomed tripartite attic windows, in moulded surrounds, and breaking eaves in quasi-pedimented Renaissance dormerheads; square lead paned glazing patterns.

NW ELEVATION: 5 bays; timber lintels to openings; blocked door and window at ground and 1 window (former door); 4 low timber mullioned bipartites to attic floor, 1 single window.

SW ELEVATION: apparently later with tall upper opening, with deep-set window comprised of honeycombed, lead glazing pattern; brick surround to triangular opening at apex, serving as bellcote with bell; weathervane of decorative wrought-iron and gilded cockerel.

Later single storey, piend-roofed outbuilding adjoined to NW gable. Square pane glazing patterns in casement windows. Red pantiles; grey slates to dormerheads. Crowstepped gables with beak skewputts.

RETAINING WALLS, GATES AND GATEPIERS: high rubble retaining wall to NW, rising into buttressed piers by drive entrance; urn finials. Square stone piers flanking garden gate of brick lined kitchen garden at SE, with

ball finials. Pointed arch gateway to NE wall, with chamfered reveal, moved from Hammer House, Prestonpans (McWilliam), and with lion couchant above. Series of decorative wrought-iron gates.

References:

RCAHMS INVENTORY No 118.

C McWilliam LOTHIAN (1978) pp328-331.

MacGibbon and Ross CASTELLATED AND DOMESTIC vol iv, p183; vol v, p362.

Notes:

The sundial on the stable range was apparently brought from Carberry Tower, nearby, earlier this century (McWilliam). Roaring Well, mentioned by Maitland, lies in the courtyard, currently paved over. A stone urn in the garden, may possibly have served originally as a sink in the tower.

© Crown copyright, Historic Scotland. All rights reserved. Mapping information derived from Ordnance Survey digital mapping products under Licence No. 100017509 2011. Data extracted from Scottish Ministers' Statutory List on 12 April 2011. Listing applies equally to the whole building or structure at the address set out in bold at the top of the list entry. This includes both the exterior and the interior, whether or not they are mentioned in the 'Information Supplementary to the Statutory List'. Listed building consent is required for all internal and external works affecting the character of the building. The local planning authority is responsible for determining where listed building consent will be required and can also advise on issues of extent or "curtilage" of the listing, which may cover items remote from the main subject of the listing such as boundary walls, gates, gatepiers, ancillary buildings etc. or interior fixtures. All enquiries relating to proposed works to a listed building or its setting should be addressed to the local planning authority in the first instance. All other enquiries should be addressed to: Listing Team, Historic Scotland, Room 2.20, Longmore House, Salisbury Place, EDINBURGH, EH9 1SH. Tel: +44 (0)131 668 8701 / 8705. Fax: +44 (0)131 668 8765. e-mail: [hs.inspectorate@scotland.gsi.gov.uk](mailto:hs.inspectorate@scotland.gsi.gov.uk). Web: [www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk).

## Appendix B Historical References

- Rev. John C. Carrick "The abbey of S. Mary, Newbottle: a memorial of the royal visit", John Menzies & Co, 1907, p76  
[www.archive.org/stream/abbeyofsmarynewb00carruoft/abbeyofsmarynewb00carruoft](http://www.archive.org/stream/abbeyofsmarynewb00carruoft/abbeyofsmarynewb00carruoft)

"Monkton House, between Newton and Inveresk, was the favourite residence of General Monk, and near it is the "Routing Well," so called from a noise which it is supposed to make predicting a coming storm. This well, dug many fathoms deep through a rock in order to get below the coal-strata, communicates with the coal-seams below, which occasions a rumbling noise, "which does not precede but accompanies a high wind." The gardens of Monkton were among the earliest in Britain, and in the books of Dalkeith Palace it is entered that fruit and vegetables came thence in more excellent quantity and quality two and a half centuries ago than from any other quarter. The house was originally built by the monks of Newbattle, to whom the property belonged, and the west side of the courtyard is the work of the monks. It stands two storeys high, and has the usual hall and other rooms on the ground floor, and bedrooms above, while the turret staircase and the fine mullioned dormers of the upper floor are unique. A branch of the Hays of Yester succeeded to the property, which came into the hands of the Falconers, and finally into those of the Hopes of Pinkie. [" Castellated and Domestic Architecture of Scotland," iv.]"

- R. M'D. Stirling "Inveresk parish lore from pagan times", T C Blair, 1894  
[www.archive.org/stream/invereskparishlo00stiriala/invereskparishlo00stiriala\\_djvu.txt](http://www.archive.org/stream/invereskparishlo00stiriala/invereskparishlo00stiriala_djvu.txt)

### *Ministry of Mr. Adam Colt, p 114*

"In the year 1627 King Charles I. appointed a Royal Commission to collect information regarding the several parishes of Scotland and their Endowments. Forty-nine only of all the returns then obtained have been discovered, and one of these is that relative to this parish. It bears to be "Ansueris maid be Mr. Adame Colt, Minister of the Evangell at the Kirk of Inueresk, alias Mussilburgh, within the Presbyterie of Dalkeith, and be John Wernour, one of the balleis of Mussilburgh, Robert Dowglas and Robert Wernour, all portionaris of Inueresk, and Thomas Hunter, in Cowsland, Inhabitants within the said parochine, and electit and chosen be the said Minister, and sworn before the Lordis Commissionaris. To the articles set down be thair lordschips and contenit in the charge direct to the said Minister."

The report proceeds: ...

7. We knaw of na uther chaplanreis, prebendaries, nor frier landis within our said parochine. Then follow particulars regarding the teindable lands in the parish, which may be thus summarised:

Property. Holder. Extent.

Cowsland Lord Chancellor 40 husband lands;

Lands & Maynes of Carbarrie James Rig 12 pleuch lands;

Lands & Maynes of Smeton 32 oxingaits

Inveresk The King 13 pleuch lands

Monktounhall Feuars portioners 8 pleuch lands.

Monktoun Alex. Hay 5 pleuch lands

Quhythill Edward Preston 3 pleuch Jlands

Stonyhill Robert Dobbie 3 pleuch lands

Pinkie Earl of Dunfermline 15 Oxingaits

Quhyteside Robert Fawsyde of 1 pleuch land

that ilk

Crofts beysde Stock worth

Musselburgh Laird of Craigmillar 1 chalder and

Tarress Croft Hew Brown Teind at (Teind at 6 bolls) 8 bolls

A perusal of this interesting report reveals how Church properties were taken possession of without scruple by private persons for personal ends with the connivance of others whose care it should have been to prevent such appropriation, and it shows how, even so near to the time of plundering, it was most difficult for influential persons on the spot to obtain accurate information or to get restitution made, from the want of any authentic records to which they could have recourse. On the other hand it shows the minister of Inveresk and the laymen associated with him to have been fearless in the discharge of duty to the delinquent and "suspect," granting no privilege and making no distinction, and actuated with a praiseworthy regard for the interests of education and the relief of the necessitous."

*Seventeenth Century Records, p127,129*

"The oldest records connected with Inveresk Church are a volume of minutes of the Session, Nov. 1651 to Aug. 1677, and a volume of Parish Accounts, 1655-1639. Remarkably full and carefully kept, these two books furnish a wonderful insight into the parish life, and testify to the activity with which church office-bearers looked after parishioners. The following are given as illustrative of the contents of these volumes: ... Feb 17, 1652. The Session condescend that the Laird of Monkton should have libertie to enlarge his seat towards the body of the church as far as the foremost pillar of the Earl of Laudaill's seat."

*Distinguished Parishioners, p206*

"Monkton is said to have been built by the famous General Monk, and to have been so named by him."

- Samuel Lewis "A Topographical Dictionary of Scotland", 1846, pp. 255-272.  
[www.british-history.ac.uk/report.aspx?compid=45303&strquery=monkton](http://www.british-history.ac.uk/report.aspx?compid=45303&strquery=monkton)

MONKTONHALL, a village, in the parish of Inveresk, county of Edinburgh; 1 mile (S. S. W.) from Musselburgh; containing 117 inhabitants. This place lies nearly in the heart of the parish, a little to the south of the Esk river; it is the seat of one of the principal collieries in the parish, and its inhabitants are almost exclusively workers in the mines. About a mile above the village, on the Dalkeith road, stands Monkton House, said to have been built by the famous General Monk, and to have been his favourite Scottish residence. This venerable structure, now used as farm-offices, stands in the court of the present mansion-house, the property of Sir John Hope, Bart. [Baronet]. The gardens of Monktonhall, and those of Stoneyhill, in the vicinity, appear to have been among the earliest in Scotland.