

REPORT TO: Planning Committee

MEETING DATE: Wednesday 26 June 2019

BY: Depute Chief Executive
(Partnerships and Community Services)

SUBJECT: Application for Planning Permission for Consideration

Application No. **19/00443/PM**

Proposal Variation of Condition 22 of planning permission 14/00089/PM to allow temporary construction access from Pencaitland Road (A6093) for a period from 1st August 2019 to 31st August 2020

Location **Letham Mains
Haddington
East Lothian**

Applicant CALA Management Ltd.

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

This application relates to some 23.07 hectares of former agricultural land at Letham Mains, on the western edge of Haddington. This agricultural land has been allocated for a mixed use development of 800 houses, social and community facilities, a local centre and associated infrastructure by Proposal HN1 (Letham Mains, Haddington) of the adopted East Lothian Local Development Plan 2018. It is also allocated for a new pre-school and primary school by Proposal ED5 (Haddington Cluster Education proposals) of the adopted East Lothian Local Development Plan 2018.

As the area of the application site is greater than 2 hectares, the development proposed in this application is, under the provisions of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009, defined as a major development and thus it cannot be decided through the Council's Scheme of Delegation. The application is therefore brought before the Planning Committee for a decision.

In May 2017 planning permission (Ref: 13/00519/PM) was granted for the erection of 385 houses and 48 flats on the western part of that allocated housing site.

Also in May 2017 planning permission (Ref: 14/00089/PM) was granted for the erection of 257 houses, 119 flats and associated works, including a sports pitch and two changing room facility on the eastern part of that allocated housing site. Access to the site would be taken from 3 new vehicular accesses to be formed on the south side of West Road.

Two new vehicular accesses would also be formed on the north side of Pencaitland Road one of which would be the southern access onto the spine road which would be the main road through the site linking West Road with Pencaitland Road. In June 2015 planning permission (Ref: 14/00534/PCL) was granted for the erection of a primary school on the central part of that allocated housing site. It is the site of planning permission 14/00089/PM to which this application relates.

In December 2017 planning permission (Ref: 17/00105/P) was granted for the erection of 33 houses and associated works on part of the site granted planning permission 13/00519/PM, previously, as changes to that scheme of development.

In April 2018 planning permission 17/00900/P was granted for the erection of 34 houses and associated works on part of the site granted planning permission 13/00519/PM, previously, as changes to that scheme of development.

In March 2018 planning permission (Ref: 17/01120/PM) was granted for the erection of 118 houses, 32 flats and associated works as changes to the scheme of development the subject of planning permission 14/00089/PM.

In August 2018 planning permission 18/00218/PM was granted for the erection of 82 residential units and associated roads, infrastructure and open space as changes to the scheme of development 13/00519/PM.

Planning permissions 13/00519/PM and 14/00089/PM were granted following the conclusion of a Section 75 Legal Agreement to secure (i) affordable housing; (ii) a financial contribution towards (a) upgrading the local path network, (b) primary and secondary education provision, and (c) sports provision in Haddington; (iii) transfer to the Council, at no cost, of ownership of the site for the school that is approved by planning permission 14/00534/PCL; and (iv) the provision of the sports pitch and the two changing room facility.

The originally concluded Section 75 Legal Agreement would not apply to any planning permission that approves the variation or amendment of planning permissions 13/00519/PM and 14/00089/PM. In this regard, in March 2018 the Council approved a modification to the existing Section 75 Legal Agreement. The approved planning permission ensures that the Planning Obligation is effective in relation to a) any amendment or variation of the CALA planning permission by them or any subsequent planning permission relating to the CALA part of the development at Letham and b) any amendment or variation of the Taylor Wimpey/Mactaggart and Mickel planning permission by either of those parties or by any subsequent planning permission relating to the Taylor Wimpey/Mactaggart and Mickel part of the site at Letham. The Council's Legal Services advises that "any amendment or variation of the CALA planning permission" includes any variation of any of the conditions of planning permission 14/00089/PM.

The two housing sites have recently commenced development with a consortium of developers on site. The housing development the subject of planning permission 14/00089/PM is well underway.

Planning permission 14/00089/PM was granted subject to the imposition of 23 conditions. Of these, condition 22 stipulates that:

" A Construction Management Plan to minimise the impact of construction activity on the amenity of the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Management Plan shall recommend mitigation

measures to control noise, dust, construction traffic and shall include hours of construction work and delivery routes. It shall confirm that construction access to the site shall not be permitted via the Knox Place junction via West Road. All construction access shall instead be taken directly from West Road. The Management Plan shall also include the phasing of the development and restrictions that may be required, particularly for those travelling to existing and/or proposed schools. It shall also include details of how the habitat of the Letham Burn will be protected during the construction phase of the development.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development. Development shall thereafter be undertaken in accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.”

The reason for the imposition of this condition was to minimise the impact of construction activity in the interests of the amenity and ecology of the area.

The applicant is now seeking to vary condition 22 of planning permission 14/00089/PM to allow construction access to be taken to the site via Pencaitland Road (A6093) for a temporary period from 1st August 2019 to 31st August 2020. For avoidance of doubt the 2 vehicular accesses to be used for temporary construction access via Pencaitland Road are already approved as vehicular accesses into the site by the grant of planning permission 14/00089/PM. Therefore the formation of those accesses does not form part of this application. What this application seeks is to vary the approved route to the site, which as condition 22 of planning permission 14/00089/PM was to be taken only directly from West Road.

The supporting statement submitted by the applicant (CALA) explains that the reasons for this variation is to ensure the delivery of its obligation to provide a sports pitch and sports pavilion as required by the S75 legal agreement associated with planning permission 14/00089/PM.

The supporting statement states that the site the subject of planning permission 14/00089/PM is bisected by the Letham Burn. Construction on the land to the north of the Letham Burn is progressing but no development has commenced on the land to the south of the Letham Burn. However, at the current rate of development, consortium groundworks and infrastructure delivery for the southern side of the Letham Burn are scheduled to commence in August 2019 including the construction of the remainder of the West Road/Pencaitland link road. Therefore, the road is not likely to reach the CALA controlled land south of the Letham Burn until March 2020.

The supporting statement further states that the Section 75 Agreement associated with planning permission 14/00089/PM requires the provision of a sports pitch and pavilion as one of the planning obligations associated with that planning permission and also with planning permission 13/00519/PM. The phasing of the sport pitch and pavilion is such that they should be available for use prior to the occupation of the 500th residential unit across the consortium site (13/00519/PM, 14/00089/PM and all variations to those planning permissions). The completion of the 500th unit is estimated to be May 2021. However, to secure the delivery of the sports pitch and pavilion on time, a serviced site for the sports pitch would have to be handed over to the specialist pitch contractor 12 months in advance of it being brought into use (May 2020). In order to meet those timescales and ensure the timely completion of the sports pits, works on the pitch would need to commence in January 2020. The supporting statement states, that this is unachievable with the current construction access restriction. Therefore, to meet their obligation to deliver the sports pitch and pavilion it is proposed to use temporary

construction accesses via Pencaitland Road to allow works to commence on the south side of the Letham Burn. For avoidance of doubt these access will be used only for the period of time until August 2020 after which the spine road would be complete. Thereafter, access will be taken from West Road and along the spine road in accordance with Condition 22 unless any further variation of that planning condition is agreed with the Planning Authority.

The applicant has submitted in support of this variation of condition application a plan indicating how construction traffic would travel to the site. It is proposed construction access to the site would be via the A1, leaving the A1 at the Gladsmuir Junction and following the B6363 onto the A6093 Pencaitland Road.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

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

There are no relevant policies of the approved South East Scotland Strategic Development Plan (SESplan). Policies T1 (Development Location and Accessibility) and (T2 (General Transport Impact) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of this application.

One representation and two objections to the application have been received. The main grounds of objection are:

- Impact on visual amenity, design and appearance on the countryside approach on the Pencaitland Road;
- Adequacy of parking, loading and turning within the proposed site
- Road Safety – the proposed entrances will be a risk to road users;
- Traffic generation;
- Noise and disturbance resulting from use;
- Hazardous materials;
- Design and Appearance;
- Road Access;
- Knox Place is already a mainly residential area and lies in a school zone. It has frequent pedestrian traffic including pupils walking to and from Knox Academy. It already suffers heavy congestion, which will increase;
- This would add to the existing congestion and risks of accidents especially at the West Road, Court Street Junction;
- The amenity of residents living in the new houses at Letham are being given priority over the long term residents and safety of the children of Haddington.

The control of hazardous substances is a matter regulated by legislation other than Planning legislation. Therefore the movement of hazardous materials is not a material consideration in the determination of this planning application.

The two points of vehicular access from Pencaitland Road onto the site that are, if this application is approved, to be used for temporary construction access are already approved by the grant of planning permission 14/00089/PM. Through the determination of that application it has been established that the proposed accesses are acceptable in terms of their positioning, form, design and appearance and that they can be used without causing issues of road safety.

Therefore, in the determination of this application consideration can only be given to the impact of the use of the proposed new route for construction traffic on road safety and on the amenity of the occupants of nearby houses.

The matters raised in the letter of representation are:

- * The access plan does not show the site boundaries and only a small part of the Pencaitland Road is identified. It should show the entire proposed construction route;
- * Some traffic may attempt to use unsuitable routes e.g through Letham Mains Smallholdings which would raise issues of road safety.

The application drawings accurately identify the site boundaries and the access points approved by the grant of planning permission 14/00089/PM. The access plan also demonstrates that traffic will approach the access points from the west and will not come through the centre of Haddington to the east. The supporting statement submitted with the application also indicates the proposed access route for construction traffic will be from the A1 Gladsmuir Junction and onto the A6093 Pencaitland Road via the B6363 public road. There is no evidence that construction traffic would use another route, such as Letham Mains Smallholdings. However, if this were to happen then it would constitute a breach of the approved CMS of the Council could then decide whether or not they should pursue formal enforcement action.

Haddington Community Council were consulted on the application but did not respond.

The site at Letham Mains is one of East Lothian's largest allocated sites, allocated for a mixed use development including circa 800 residential units site by Policy HN1 of the adopted East Lothian Local Plan 2018. Through this allocation together with the grants of planning permission 13/00519/PM, 14/00089/PM and associated planning permissions, this will secure the delivery of circa 800 residential units on the edge of Haddington. Development of this site will make a significant contribution towards delivery of East Lothian's requirement for 10,050 homes up to 2224 as required by the Strategic Development Plan (SESplan). The build out of the site is being undertaken by a consortium of house builders and requires the delivery of shared infrastructure, including a new school, a spine road through the site linking West Road with Pencaitland Road, a linear park and a sports pitch and pavilion.

On such a large site and with a consortium of developers involved in its development the approved phasing plans and the timings of the delivery of the spine road and the sports pitch and pavilion have become out of sync. The variation of condition 22 is therefore necessary to ensure that works to develop the site and in particular works on the south side of the Letham Burn including the provision of the sports pitch and changing pavilion, can be complete in the timescales required.

The variation of the condition seeks to allow construction traffic to use Pencaitland Road as a means of accessing the site. The proposed temporary route for construction traffic as shown on the access plan submitted by the applicant would ensure that traffic approached the site entrances from the west. Therefore, construction traffic would not travel to the site via the Knox Place/Court Street junction. The proposed route would also avoid the need for construction traffic to travel in close proximity to Knox Academy. This is all in accordance with Condition 22 of planning permission 14/00089/PM, and this application does not seek to vary that.

Furthermore, the Council's Road Services advise that the proposed construction route is already used by construction traffic involved in the development of the housing sites on the south side of Pencaitland Road. They are satisfied that the proposed construction

route - the Gladsmuir Junction of the A1, the B6353 and the A6093 Pencaitland Road all have sufficient capacity to accommodate the additional construction traffic. Road Services are also satisfied that if used in the manner shown, approaching from the west, the use of Pencaitland Road for temporary construction access would not compromise road safety.

Therefore, the variation of condition 22 of planning permission 14/00089/PM to allow temporary construction access from Pencaitland Road (A6093) for a period from 1st August 2019 to 31st August 2020 does not conflict with Policy T2 of the adopted East Lothian Local Development Plan 2018.

The Council's Environmental Health and Trading Standards Service have confirmed that they have no objections to the temporary construction access to be taken from Pencaitland Road. In this they are satisfied that use of the proposed construction route would not harm the privacy or amenity of any nearby residential units.

A revised version of Planning Series Circular 3/2013 (Development Management Procedures) was published by the Scottish Government in September 2015. Annex I of the Circular gives guidance on applications for planning permission under section 42 of the Town and Country Planning (Scotland) Act 1997, as amended. The application that is the subject of this report is made under section 42 of the Act. Annex I states that "Planning authorities should attach to the new permission all of those conditions from the previous permission, where it is intended these should apply and ensure (where appropriate) that permission is granted subject to the conclusion of any appropriate planning obligation". Therefore, planning permission should be granted subject to the applied for variation to condition 22 and subject to all of those conditions from planning permission 14/00089/PM, where it is intended these should apply. In this case, the conditions that should continue to apply are 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13 (as varied), 14, 16, 17, 18, 19, 20, 21, 22 (as varied), and 23.

RECOMMENDATION:

It is recommended that planning permission be granted subject to the undernoted conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed buildings shown in relation to the finished ground and floor levels on the site.

Reason:

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

- 2 The docketed phasing plan is not hereby approved. Instead, and prior to the commencement of development, a revised phasing plan shall be submitted to and approved in advance by the Planning Authority. The revised phasing plan shall accord with the following requirements:

- (i) The footway/ cycleway required by condition 19v) above shall be formed and made

available for use prior to the occupation of any of the residential units hereby approved;

(ii) The pedestrian crossing required by condition 19xvii) above shall be provided and made available for use prior to the school approved by planning permission 14/00534/PCL being open to pupils;

(iii) a timescale for the formation of the path running parallel to and crossing Letham Burn connecting to the south eastern corner of the site onto the A6093 Pencaitland Road; and

(iv) the access road between the B6471 road and the northern end of the site for the proposed primary school shall be formed and made available for use in the first phase of development.

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

Reason:

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

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

Reason:

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

- In relation to the required footway/cycleway to be provided along the southern side of the B6471 road linking the application site to the Park Lane junction with West Road (this to extend westwards to the proposed Sainsbury's (toucan) signalised crossing to provide a continuous link). The principle has been agreed but not worked through to a finalised design. This needs to be in place prior to the occupation of any houses.

- The provision of a controlled crossing over the distributor road (linking the A6093 road to the B6471) shall be in place/use prior to the school being open to the pupils.

- The provision of the pedestrian crossing to the east of the proposed public square shall consist of a zebra crossing or other suitable alternative, this shall be in place/use prior to the school being open to the pupils.

- The distributor road (linking the A6093 road to the B6471) and its access junction with the A6093 road (including the required path connection eastwards to the Letham Burn Bridge on the A6093) must be provided and open to vehicular traffic, including members of the public, prior to the occupation of any houses south of Letham Burn.

- The proposed path running parallel to and crossing Letham Burn connecting to the south eastern corner of the site onto the A6093 Pencaitland Road, shall be formed and made available for use in accordance with a timetable to be agreed in advance - from the proposed phasing plan (included in the current Masterplan) this should be provided at the end of phase 1 or prior to commencement of Phase 2 (this is currently proposed in Phase 2 but this may be at the end!).

- 3 Notwithstanding that which is stated on the drawings docketed to this planning permission, a detailed specification of all external finishes of the houses and flats of the proposed development shall be submitted to and approved by the Planning Authority prior to the use of the finishes in the development. The external finishes of the houses and flats shall be in accordance with a co-ordinated scheme of materials and colours that shall be submitted to and approved in advance by the Planning Authority. This co-ordinated scheme shall in detail promote render as the predominant finish to the walls of the houses and flats, with a use of more than one render colour and with a strongly contrasting difference in the colours such that they will not each be of a light colour. The render colours shall have due regard to the finishes of other residential properties in Haddington. However, some use of reconstituted stone would be acceptable providing it is limited to a distinctively complete feature of the houses and flats and respectful of their design integrity. All such materials used in the construction of the houses and flats shall conform to the details so approved.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 4 Prior to the commencement of development details of the bin storage facilities for the flatted properties shall be submitted to and approved in advance by the Planning Authority. Prior to the occupation of any of the flats the bin storage facilities shall have been formed in accordance with the approved details and made available for use. Thereafter, the storage facilities shall be retained in use solely as bin storage areas.

Reason:

To ensure the provision of adequate bin storage in the interest of the residential amenity of the future occupants of the flats hereby approved and the visual amenity of the locality.

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

Reason:

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

- 6 Housing completions on the application site in any one year (with a year being defined as being from 1st April to 31st March the following year) shall not exceed the following completion rates, unless otherwise approved in writing by the Planning Authority:

Year 1- 05 residential units

Year 2- 60 residential units

Year 3- 75 residential units

Year 4- 74 residential units

Year 5- 75 residential units

Year 6- 70 residential units

Year 7- 17 residential units

If less than the specified number of residential units are completed in any one year then those shall be completed instead at Year 8 or beyond and not added to the subsequent Year.

Reason:

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

- 7 No more than 300 residential units shall be occupied within the allocated Letham Mains site unless and until the school approved by the grant of planning permission 14/00534/PCL has been completed and is made available for use.

Reason:

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

- 8 Prior to the commencement of development, a revised site layout plan shall be submitted to and approved by the Planning Authority. The revised site layout plan shall comply with the following requirements:

* the northern boundary for the house on plot 153 shall be realigned such that it aligns with the north elevation of that house. The realigned boundary shall be enclosed by a 1.8 metres high stone wall;

* a 1.1 metre high stone wall shall be erected at either side of the junction between the B6471 road and the northern end of the road serving the site for the new primary school.

* the northern boundaries of the northernmost houses and flats shall be enclosed either by hedging or stone walling;

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

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 9 No development shall take place until there has been submitted to and approved in writing by the

Planning Authority a scheme of landscaping. The scheme shall provide details of : the height and slopes of any mounding on or recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall comply with the following requirements:

* a feature tree shall be planted between the junction and both of the new sections of 1.1 metres high stone wall required by condition 10 above;

* the northern boundary of the parking court between plots 160 and 161 shall be enclosed solely by hedging;

* large species trees shall be planted on either side of the junction that is to the east of plots 169, 170 and 171;

* the landscape buffer proposed for the southern edge of the site shall include hedges and small groups of tree planting;

* boulevard tree planting shall be provided on both sides of the distributor road that extends north-westwards from the proposed roundabout access.

* a 5.0 metres wide landscape belt shall be provided to the northeast of Gateside Cottage; and

* hedge planting with trees behind it shall be provided immediately to the north of the property on plot 153.

The scheme shall also include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

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

Reason:

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

- 10 Notwithstanding the drawings docketed to this planning permission, the east gable wall of the flats on plots 169, 170 and 171 shall not be a blank gable. It shall instead include windows within it. Prior to the commencement of development, a drawing showing compliance with the requirements of this condition shall be submitted to and approved in writing by the Planning Authority.

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

Reason:

To add visual interest to the visually prominent east gable wall of the flatted building, in the interests of the character and appearance of the area.

- 11 No development shall take place on site until the Scheduled Ancient Monument, known as Spottiswoode, enclosure 145m SSW of, has been protected by a fence, to be approved in writing by the Planning Authority, erected around the scheduled ancient monument at a distance as may be agreed in writing by the Planning Authority. Within the area so fenced off the existing ground level shall neither be raised or lowered and no materials, temporary buildings, plant, machinery or surface soil shall be placed or stored and no fires shall be lit thereon without the prior written approval of the Planning Authority. The fence shall remain in place during construction works. On the completion of construction works the fence shall be removed from the application site.

Reason:

To ensure the retention and maintenance of the Scheduled Ancient Monument, known as Spottiswoode, enclosure 145m SSW of.

- 12 Prior to the occupation of any of the houses or flats hereby approved, a scheme for the future management of the Scheduled Ancient Monument, known as Spottiswoode, enclosure 145m SSW of, shall be submitted to and approved in writing by the Planning Authority. The scheme shall comply with the following requirements:

- * The Scheduled Ancient Monument should be preserved in open grass; and
- * There should be no shrub or tree planting within the scheduled area or within 20 metres of the scheduled monument boundary.

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

Reason:

To ensure the future retention and maintenance of the Scheduled Ancient Monument, known as Spottiswoode, enclosure 145m SSW of.

- 13 Prior to the commencement of development details of the linear park, included its proposed design and future management, shall be submitted to and approved by the Planning Authority. The submitted details shall incorporate the needs of water voles.

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

Reason:

In the interests of the ecology of the area.

- 14 The areas of open space hereby approved, including the public square, football pitch and changing pavillion shall be maintained and retained for community use.

Reason:

In the interests of the amenity of the future occupants of the development hereby approved.

- 15 Prior to the commencement of development, full details of the finalised SUDS scheme shall be submitted to and approved in writing by the Planning Authority, following consultation with SEPA. Development shall thereafter be carried out in accordance with the details so approved.

Reason:

To ensure adequate protection of the water environment from surface water run-off.

- 16 Prior to the commencement of development, details, including a timetable for their implementation, showing compliance with the following transportation requirements shall be submitted to and approved in writing in advance by the Planning Authority.

i) A detailed swept path assessment shall be undertaken for all of the access roads within the housing development. This shall include the access junctions onto the B6471 and the A6093. It should also be noted that pedestrian safeguards should not form any part of the manoeuvring space for the Design Vehicle. The Design Vehicle to be used in the detailed swept path assessment shall be 2.5 metres wide, and shall have a 6.1 metre wheelbase within an overall vehicle length of 10 metres;

ii) Bus shelters and bus stops shall be provided within the site;

iii) 1 secure cycle storage space shall be provided per flat;

iv) Traffic signals shall be provided on West Road (the B6471). The signals shall be linked to each other and the future Sainsbury's access junction to allow the efficient operation and management of the localised road corridor along the B6471;

v) A footway/cycleway shall be provided along the southern side of the B6471 road linking the application site to the Park Lane junction with West Road. This shall also extend westwards to the proposed Sainsbury's (toucan) signalised crossing to provide a continuous link. The footway/cycleway shall be formed in accordance with the findings of the Safety Audit docketed to this planning permission;

vi) A footway/cycleway shall be provided along the northern side of the A6093 road over the entire southern frontage of the application site;

vii) A footpath shall be formed within the site to connect to the existing footbridge over the St Laurence House Burn near to its confluence with the Letham Burn;

viii) A Quality audit to include visibility splays and removal of parking within these shall be undertaken for the application site. This shall include a risk assessment;

ix) The distributor road (linking the A6093 road to the B6471) and its access junction with the A6093 road (including the required path connection eastwards to the Letham Burn Bridge on the A6093) shall be provided and open to vehicular traffic, including members of the public, prior to the occupation of any houses south of Letham Burn, unless otherwise agreed in writing by the Planning Authority. These shall be formed in accordance with a Safety Audit that shall be undertaken for those works;

x) The proposed path running parallel to and crossing Letham Burn connecting to the south eastern corner of the site onto the A6093 Pencaitland Road, shall be formed and made available for use in accordance with a timetable to be agreed in advance;

xi) Cul-De-Sac's that are to form prospectively adoptable public roads shall normally have a minimum carriageway width of 5.5 metres, this can be reduced to 4.8 metres provided the vehicle tracking demonstrates the Design vehicle can physically manoeuvre;

xii) Within the housing areas a pedestrian safeguard is required, on at least one side, for prospectively adoptable public roads;

xiii) For all access junctions onto the distributor road linking the A6093 road to the B6471, minimum visibility splays of 2.5 metres by 43 metres are required, no obstruction shall lie within the splay above a height of 1.05 metres measured from the adjacent carriageway surface (including parking bays);

xiv) For all the crossings of the Letham Burn (both pedestrian/cycle and vehicular) details, including structural, are required;

xv) Single driveways shall be at least 6 metres long and be at least 3.0 metres wide;

xvi) Double driveways shall be at least 6 metres long and be at least 5 metres wide. Double length driveway shall be at least 11 metres long and 3 metres wide;

xvii) The pedestrian crossing to the east of the proposed public square shall consist of a zebra crossing or other suitable alternative; and

xviii) For all the crossings of the Letham Burn (both pedestrian/cycle and vehicular) details, including structural, are required;

The housing development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of road and pedestrian safety.

- 17 No work shall be carried out on the site unless and until an effective vehicle wheel washing facility has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason

In the interests of road safety.

- 18 A Travel Plan shall be submitted to and approved by the Planning Authority prior to the occupation of any of the residential units hereby approved. The Travel Plan shall have particular regard to provision for walking, cycling and public transport access to and within the site, and will include a timetable for its implementation, details of the measures to be provided, the system of management, monitoring, review, reporting and duration of the Plan.

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

Reason:

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

- 19 A Construction Management Plan to minimise the impact of construction activity on the amenity of the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Management Plan shall recommend mitigation measures to control noise, dust, construction traffic and shall include hours of construction work and delivery routes. It shall

confirm that construction access to the site shall not be permitted via the Knox Place junction via West Road. All construction access shall instead be taken directly from West Road. Additionally up until August 2020 construction traffic can access the site via Pencaitland Road, using only the construction route as shown on the "Supporting Statement" docketed to this planning permission, between the hours of 0700-1700 Monday to Friday and 0800-1300 on a Saturday. The Management Plan shall also include the phasing of the development and restrictions that may be required, particularly for those travelling to existing and/or proposed schools. It shall also include details of how the habitat of the Letham Burn will be protected during the construction phase of the development.

The recommendations of the Construction Method Statement shall be implemented prior to the commencement of development. Development shall thereafter be undertaken in accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

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

- 20 Prior to the commencement of development, a programme for monitoring the condition of the section of the public road of Pencaitland Road (the B6093) between the new accesses approved by the grant of planning permission 14/00089/PM on the north side of the Pencaitland Road (B6093) and the junction with the B6363, prior to and immediately following the completion of the housing development, shall be submitted to and approved in writing by the Planning Authority. Thereafter the approved programme of monitoring shall be implemented. Any remedial works shown by the monitoring as arising from the construction of the development, shall be undertaken by the applicant within 3 months of the completion of the final monitoring undertaken, unless an alternative means of securing the works is approved in writing by the Planning Authority.

Reason:

To ensure that damage to the public road network resulting from the construction of the housing development is rectified.