

REPORT TO: Planning Committee
MEETING DATE: Tuesday 19 May 2020
BY: Head of Development
SUBJECT: Application for Planning Permission for Consideration

Application No. **19/00900/AMM**

Proposal Approval of matters specified in conditions of planning permission in principle 14/00768/PPM -Erection of 146 houses and associated works

Location **Blindwells
Tranent
East Lothian**

Applicant Bellway Homes Ltd (East) and Hargreaves (Blindwells)

Per EMA Architecture and Design

RECOMMENDATION **Consent Granted**

REPORT OF HANDLING

PROPOSAL

Although this application is for the approval of matters specified in conditions of planning permission in principle 14/00768/PPM it has to be determined as a major development type application because the area of the application site is greater than 2 hectares and the number of dwellings detailed is greater than 49. Accordingly, the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

A Development Framework for the allocated land of Blindwells was approved by the Council on the 08 June 2010. It sets out the role of the new settlement in the settlement hierarchy and its characteristics in terms of service provision, the consequent scale and range of development/ land uses expected, and how the Council requires it to be developed in terms of infrastructure and design requirements.

Planning permission in principle 14/00768/PPM was granted in May 2018 for the creation of a new settlement that could comprise residential, employment, education and commercial uses with park and ride and rail halt facilities and associated works, all on a site of 128 hectares on land at Blindwells which is located in close proximity to the settlements of Prestonpans, Tranent, Cockenzie and Port Seton.

In October 2019 planning permission (Ref: 19/00242/AMC) was granted for approval of matters specified in conditions 1d and 1h (details of road infrastructure for Phase 1 Plot 1) of planning permission in principle 14/00768/PPM.

In December 2019 planning permission (Ref: 19/00725/AMC) was granted for approval of matters specified in Conditions 1d and 1h (details of road infrastructure for Phase 1 Plot 2) of planning permission in principle 14/00768/PPM.

In June 2019 approval of matters (Ref: 19/00620/AMM) was sought in respect of conditions 1d, 1h, 1l and 1n (details of road, drainage and landscape infrastructure for Phase 1) of planning permission in principle 14/00768/PPM. That application is pending consideration and to be decided by members at Planning Committee on 19th May 2020. The officer recommendation for that application is that it be approved.

Approval of matters is now sought for the erection of 146 houses and for associated works as an approval of matters specified in conditions of planning permission in principle 14/00768/PPM. The site constitutes phase 1 of the phasing plan approved within planning permission in principle 14/00768/PPM.

In March 2020 a Section 75A was concluded to modify the planning obligations associated with the planning permission in principle for the Blindwells development of 1,600 homes (Ref: 14/00768/PPM).

The section 75A secured mechanisms for the provision within the residential development of 1600 residential units of 30% affordable housing (i.e. 480 units of the proposed 1600 units).

The site that is the subject of this application is 4.78 hectares in size and is located within the western part of the wider Blindwells site. The larger allocated site is in close proximity to the settlements of Prestonpans, Tranent, Cockenzie and Port Seton and is predominantly bounded to the south by the A1 trunk road with agricultural land beyond, to the west by Bankton Roundabout and the A198 public road, to the east by agricultural land and to the north by the east coast main railway line.

The majority of the application site is within the inventory boundary of the Battle of Prestonpans, a battlefield included within the Inventory of Historic Battlefields.

A Scheduled Ancient Monument, known as the Seton West Mains Enclosures 500M SW Of, is located some 400 meters to the northwest of the application site.

The details now submitted for approval are for the erection of 146 houses and associated works comprising a scheme of development composed of 14 different house types including detached (107), semi-detached (23) and terraced houses (16).

All of the houses to be erected within the site would be 2-storey private houses for sale. The house types proposed would include a mix of detached and integral garages throughout the site. In terms of size 77 of the proposed houses would contain 3 bedrooms, 65 would contain 4 bedrooms and 4 would contain 5 bedrooms.

The application site is composed of 2 areas identified as Area 2AA/2AB to the north and Area 2B to the south. 92 houses are proposed on the land identified as Area 2AA/2AB and 54 houses are proposed on the land identified as Area 2B.

Within application ref 19/00620/AMM 2 main distributor spine roads are proposed that would provide access to the wider Blindwells site from the A198 Road to the west. The roads would be taken from a northern position on the A198 Road opposite an existing vehicular access

that serves the former St Joseph's School, and from the Bankton Interchange to the south.

Area 2AA/2AB is located between the two spine roads and 2 vehicular, pedestrian and cycle accesses to the houses proposed would be taken from points at the north and south roads respectively. Area 2B is located to the south of the southern spine road and vehicular, pedestrian and cycle access would be taken from a point to the north of that Area.

The submitted details also include for internal roads, garages, parking courts, boundary treatments, landscaping and areas of open space.

This application is supported by a Design and Access Statement, a Landscape Design Statement and an updated Drainage Strategy.

DEVELOPMENT PLAN

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 Development Plan 2018.

There are no policies of the approved South East Scotland Strategic Development Plan (SESplan) relevant to the determination of the application. Proposal BW1 (Blindwells New Settlement) and Policies HOU1 (Established Housing Land), DP1 (Landscape Character), DP2 (Design), DP3 (Housing Density), DP9 (Development Briefs), CH5 (Battlefields), T1 (Development Location and Accessibility), T2 (General Transport Impact), W3 (Waste Separation and Collection), OS3 (Minimum Open Space Standards for New General Needs Housing), NH10 (Sustainable Drainage Systems) and NH11 (Flood Risk) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of this application.

Also material to the determination of this application is Scottish Government Advice given in Planning Advice Note 67: Housing Quality. Planning Advice Note 67 explains how Designing Places should be applied to new housing. In PAN 67 it is stated that the planning process has an essential role to play in ensuring that: (i) the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions, (ii) the design of new housing reinforces local and Scottish identity, and (iii) new housing is integrated into the movement and settlement patterns of the wider area. The creation of good places requires careful attention to detailed aspects of layout and movement. Developers should think about the qualities and the characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood. The quality of development can be spoilt by poor attention to detail. The development of a quality place requires careful consideration, not only to setting and layout and its setting, but also to detailed design, including finishes and materials. The development should reflect its setting, reflecting local forms of building and materials. The aim should be to have houses looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

Also material to the determination of this application is the Scottish Government Policy Statement entitled "Designing Streets". It provides an overview of creating places, with street design as a key consideration. It advises on the detail of how to approach the creation of well-designed streets and describes the processes which should be followed in order to achieve the best outcomes.

Also material to the determination of the application is the approved masterplan for the site

as approved by the grant of planning permission in principle 14/00768/PPM. The masterplan sets out the land uses expected for the allocated site and how the Council requires the site to be developed.

REPRESENTATIONS

No public objection to this application has been received

COMMUNITY COUNCIL COMMENTS

Cockenzie and Port Seton Community Council as a consultee to the application have made no comment on the application

PLANNING ASSESSMENT

By the grant of planning permission in principle 14/00768/PPM approval has been given for the principle of the erection of up to 1600 houses on the wider Blindwells site following technical assessments which demonstrated that local and wider infrastructure, subject to financial contributions and conditions, can accommodate such level of development. There can therefore be no objection in principle to the erection of the 146 residential units now proposed on this particular part of the site.

Therefore, in the determination of this application the Council, as Planning Authority, can only concern itself with the siting, design and external appearance of the development, the means of access to the site and the means of any enclosure of the boundaries of the site. In this regard the detailed proposals have to be considered against relevant development plan policy, and the Illustrative Masterplan and conditions attached to planning permission in principle 14/00768/PPM.

A condition of planning permission in principle 14/00768/PPM requires that the phasing of the development of the site should be carried out in strict accordance with the phasing plans that are in the Masterplan Document docketed to the planning permission in principle, unless otherwise approved in writing in advance by the Planning Authority. The approved phasing plans of the docketed Masterplan Document split the housing development of the wider Blindwells site of 1600 houses into 11 Phases of development and sets out the number of housing completions for each phase of development in each audit year.

The site the subject of this application constitutes Phase 2 of development of the wider Blindwells site.

The houses and associated areas of ground, in their proposed groupings, orientations, and layout would be consistent with the principles of the Scottish Government Policy Statement entitled "Designing Streets". The proposed layout of roads, pathways and parking spaces would also generally be consistent with those principles.

The range of house types proposed would give a variation of architectural form to the development, which coupled with the orientation and layout of the buildings, would give a degree of variety of appearance to the development. The architecture of the proposed houses is of a traditional pitched roof form.

The architecture of the proposed houses is of a relatively traditional pitched roof form. Submitted details propose render as the predominant wall finish with some use of reconstituted stone as a contrasting wall finish. Two different colours of render and two different colours of roof tile are proposed to add visual interest to the development. In all of this the proposal would be an appropriate residential development of the site.

The proposed layout is broadly consistent with the layout shown in the Illustrative Masterplan docketed to planning permission in principle 14/00768/PPM. The proposed houses, due to

their positioning on the application site and by virtue of their height, size and scale, and architectural design would satisfactorily integrate into their surroundings and would not appear as prominent or intrusive features. This would ensure a visually attractive and cohesive development, with the proposed houses visible, but not appearing incongruous or intrusive in their surroundings. The other components of the proposed development would not be harmful to the character and appearance of the area.

The proposed housing development would provide an attractive residential environment for future residents of the proposed houses. The houses are largely shown to be laid out in such a way that adheres to the normally accepted privacy and amenity criteria on overlooking and overshadowing. The occupants of each of the new houses would be afforded an appropriate level of privacy and residential amenity.

The application site is capable of accommodating all of the houses without being an overdevelopment of the site. The proposed positioning of the 146 residential units and other components of the development would not prejudice the form of development of the remainder of the 1600 houses approved in principle by the grant of planning permission in principle 14/00768/PPM.

The Council's Landscape Officer has been consulted and advises that a submitted scheme of landscaping generally accords with the 'Landscape Design Statement' which is docketed to planning permission in principle 14/00768/PPM and is acceptable. Subject to that landscaping plan being implemented which can be made a condition of any grant of planning permission he raises no objection to the planning application.

The Council's Environmental Health Manager advises that due to their position there are concerns regarding the potential impacts on occupiers of the proposed residential properties arising from noise from road traffic. A Noise Assessment of Proposed Residential Development Report (Project number WIE11853-100-R-139.1.3, dated December 2019) has been submitted with the application.

The Environmental Health Manager has reviewed that report and advises that he accepts its conclusions.

Accordingly, subject to the glazing units of the windows of any bedroom or living room windows of the houses facing onto the western and southern boundary of the development with line of site to the A198 road or A1 Dual carriageway being fitted with glazing and passive acoustic vents that provide a minimum Attenuation of 26dBRw, the Environmental Health Manager raises no objection to the proposed development. The applicant's agent has submitted details confirming that windows to be fitted throughout the site meet the required standards.

The masterplan docketed to planning permission in principle 14/00768/PPM indicates how areas of formal and informal open space could be located throughout the allocated site.

The site that is the subject of this approval of matters application includes small areas of land shown on the docketed masterplan as being the location for areas of open space. However this site is not shown on the masterplan to have any areas for play area provision within it. The masterplan does show that there are to be more substantial areas of open space adjacent to the east side of the site that would include a local park.

Consequently, although the proposed development does not include the provision of formal play area provision, this is consistent with the docketed masterplan. On this consideration the proposed development is consistent with Policies OS3 and OS4 of the adopted East Lothian Local Development Plan 2018 and with the indicative masterplan docketed to

planning permission in principle 14/00768/PPM.

On all of these foregoing findings on matters of design, density, layout, landscaping and amenity the details submitted for approval are consistent with Policies DP1, DP2, DP3 and DP4 of the adopted East Lothian Local Development Plan 2018, the Council's approved development framework for Blindwells and the Scottish Government's Designing Streets.

Parking for the proposed houses would be primarily located to the side and rear of primary frontages. On street parking would be interspersed with areas of landscaping. Road widths would be narrowed with on-street visitor parking and traffic calming measures, and the back lanes/courts would be short in length with widths narrowing. All of this would encourage lower vehicle speeds on primary streets and in back lanes/courts. In all of this the proposed housing development would provide an attractive street setting which would not be dominated by parking.

Further to the submission of revised layout drawings showing the repositioning of detached garages to achieve required visibility splays when exiting driveways, the Council's Road Services are generally satisfied with the detailed proposals for site access and parking, subject to the following requirements:

(i) all adoptable footpaths shall be 2m wide;

(ii) driveways shall have minimum dimensions of 6 metres by 3 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length;

(iii) within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres. All visitor parking spaces within these areas shall be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;

(iv) all prospectively adoptable parking bays (i.e. that will form part of the public road) shall have minimum dimensions of 2.5 metres by 6 metres. This can be reduced to a minimum length of 5 metres on the proviso that there is adequate road space to manoeuvre in adjacent to the parking bay;

(v) Vehicle access to private parking areas shall be via a reinforced footway crossing and have a minimum width of 5.5m over the first 10m to enable adequate two movement of vehicles;

All of these requirements can reasonably be made conditions of an approval of matters specified in conditions for the proposed housing development.

On these foregoing transportation and other access considerations the proposed residential development is consistent with Policies T1 and T2, of the adopted East Lothian Local Development Plan 2018.

Transport Scotland have been consulted on this application and raise no objection.

The Council's Waste Services Manager has been consulted and has no comment other than to stipulate that plots 12-15, 25-28, 65-72 and plots 77 and 78 should present containers for emptying at the kerbside rather than being set back in driveways or car parking areas.

The Coal Authority has been consulted and has no objection to the application on the basis that Ground Remediation conditions 18, 19, 20 and 21 of planning permission (Ref:

14/00768/PPM which seek to address coal mining legacy related issues can be addressed.

The Councils Biodiversity Officer offers no comment on the application.

Historic Environment Scotland raise no objection to the principles of the proposed development, advising that whilst the development has the potential to impact upon the Prestonpans Battlefield landscape and the Seton Mains West Enclosures scheduled ancient monument, they do not consider this to be of such a level as to warrant their objection. On this consideration the proposed development would not have a significant adverse affect on the key features of the Battlefield.

The masterplan docketed to planning permission (Ref: 14/00768/PPM) indicates the parts of the wider Blindwells development that will provide for affordable housing. There is no affordable housing allocated for this part of the site in that docketed masterplan. In this regard, as no affordable housing is proposed in this application, the proposal is consistent with the indicative masterplan docketed to planning permission in principle (Ref: 14/00768/PPM).

The Council's Contaminated Land Officer was consulted and, taking into account the findings of previous site-wide investigation reports, confirmed the potential for areas of made ground to exist on the site due to historic coal mining in the area and the possibility of associated contamination issues. He therefore recommended that, prior to any site development works, a suitable Geo-Environmental Assessment be carried out.

The applicants agent has submitted Geo-Environmental and Gas Risk Assessments for Areas 2AA/2B and 2AB. The Councils Contaminated Land Officer is satisfied that the submitted Assessments have been carried out in accordance with best practice guidelines and the relevant standards. He is in agreement with the findings of the Geo-Environmental Report that site investigations undertaken have not identified any significant soil / made ground contamination that could impact upon human health or the water environment, and is supportive of recommendations for cover layers for gardens and areas of soft landscaping due to the poor growing medium of the on-site soils, as well as offering mitigation to potential soil combustibility issues.

However based on findings from an initial risk assessment that identified ground gas as a major issue across the site requiring gas protection measures for any approved houses, the Contaminated Land Officer confirms that the submitted updated Gas Risk Assessment, carried out post ground consolidation works, corroborates the requirement for these measures for any approved developments.

The Contaminated Land Officer requires that prior to any works being undertaken on site a detailed Remediation Statement be produced that shows how the site is to be brought to a condition suitable for the proposed development by the removal of unacceptable risks to all relevant and statutory receptors. The Statement should detail all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. It should also ensure that the site will not qualify as contaminated land under Part2A of the Environmental Protection Act 1990 in relation to the intended use of the land following development. The Statement must be submitted to the Planning Authority for approval.

Further to completion of measures identified in an approved Remediation Statement, a Verification Report should be submitted that demonstrates the effectiveness of the remediation carried out. It must be approved by the Planning Authority prior to commencement of development.

The Contaminated Land Officer further advises that, due to the poor growing medium of the on-site soils, details of a layer of overlying subsoil and topsoil to be provided to the front and back gardens of the proposed houses on a plot by plot basis and all soft landscaping areas be submitted to and approved by the planning authority prior to the commencement of development.

All of these recommendations can reasonably be secured by the imposition of conditions on any planning permission granted for the proposed development. Subject to these planning controls the Contaminated Land Officer raises no objection to the proposed development.

The matter of site drainage was considered through the determination of previous application 14/00768/PPM. The Indicative Masterplan docketed to planning permission in principle 14/00768/PPM indicates how in principle sustainable urban drainage scheme (SUDS) detention basins could be formed within the site to attenuate the flow of surface water run-off. Conditions 22 and 23 of planning permission in principle 14/00768/PPM state that a SUDS scheme, Drainage Assessment and Surface Water and Flood Risk Report should be submitted for the written approval of the planning authority, in consultation with the Scottish Environment Protection Agency (SEPA).

The matter of drainage is included as part of the infrastructure application 19/00620/AMM also being determined at Planning Committee.

An updated Drainage Strategy covering the Phase 1 of the Blindwells site has been submitted as part of application 19/00620/AMM. This drainage strategy provides details of the surface water, flooding and ground water drainage strategy for the site the subject of that application.

Having reviewed the updated Drainage Strategy and amended Drainage Layout, the **Council's Flooding and Structures Officer** raises no objection to this application being satisfied that the Drainage Strategy for the site is acceptable. However, he advises that no details have been submitted for onsite SuDS features. Therefore details of all SUDS features/structures to be constructed on site should be submitted to and approved by the planning authority which should demonstrate how they integrate with the afore-mentioned Phase 1 Drainage Strategy prior to commencement of works on site. These details should include confirmation of Scottish Water's technical approval of any such SuDS proposals. This can reasonably be made a condition of a grant of Approval of Matters.

The Scottish Environment Protection Agency (SEPA) have appraised the submitted updated Drainage Strategy for the site and raise no objection to the proposals, being satisfied that the updated Drainage Strategy is acceptable in principle.

Scottish Water were consulted on the planning application and raised no objection to it.

RECOMMENDATION:

That approval of matters specified in conditions for the proposed residential development be granted subject to the following conditions:

- 1 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 Other than in exceptional circumstances where the layout or particular building type does not permit, the residential units shall be orientated to face the street. Notwithstanding that shown on the docketed site plan the houses denoted with an asterisk shall have dual frontages. Otherwise where a building is located on a corner of more than one street, it shall have enhanced gable(s) to ensure it has an active elevation to each street it faces.

Reason:

In the interests of safeguarding the character and appearance of the development.

- 3 Notwithstanding that shown on the drawings docketed to this approval of matters, all semi private and defensible spaces in front of or to the side of dwellings and to the side of parking courtyards shall be enclosed by walls/hedges/fences/ or railings to define areas of private space from public space.

Details of the form and appearance of all boundary treatments, including the 1.8m high fences within the rear gardens of the houses, shall be submitted to and approved by the Planning Authority prior to the occupation of the first house.

A timetable for the provision of those boundary treatments shall be submitted to and approved in advance by the Planning Authority and shall thereafter be carried out in full accordance with the timetable so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory provision of appropriate boundary enclosures and in the interest of safeguarding the privacy and amenity of future residents of the development

- 4 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 re-contouring of the site including SUDS basin/ponds details; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. Non-thorn shrub species should be located adjacent to pedestrian areas. Specific planting details shall include hedges to front gardens. The scheme shall include a timetable for implementation of landscaping, and this scheme shall show that the structural landscape planting (proposed woodland planting on east and west boundaries) shall be implemented within 1 year of the commencement of development and shall include a tree protection and maintenance plan to safeguard new structural tree planting during the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the details so approved, including the timetable for implementation. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation. No trees or shrubs, detailed in the approved landscaping plans to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority. All existing and new planting comprised in the scheme of landscaping shall be retained and maintained 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.

- 5 A Construction Method Statement to minimise the impact of construction activity on the safety and amenity of the area shall be submitted to and approved by the Planning Authority prior to the commencement of development. The Construction Method Statement shall recommend mitigation measures to control noise, dust, construction traffic (including parking, routes to/from site and delivery times) and shall include hours of construction work. Temporary measures shall be put in place to control surface water drainage during the construction of the SuDS.

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 of the area.

- 6 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 interest of road safety.

- 7 Prior to the occupation of the last residential unit hereby approved, the proposed access roads, parking spaces and footpaths shall have been constructed on site, in accordance with the docketed drawings and those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the residential use of the houses and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority. Thereafter:

(i) all adoptable footpaths shall be 2m wide;

(ii) driveways shall have minimum dimensions of 6 metres by 3 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11m length;

(iii) within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres. All visitor parking spaces within these areas shall be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;

(iv) all prospectively adoptable parking bays (i.e. that will form part of the public road) shall have minimum dimensions of 2.5 metres by 6 metres. This can be reduced to a minimum length of 5 metres on the proviso that there is adequate road space to manoeuvre in adjacent to the parking bay;

(v) Vehicle access to private parking areas shall be via a reinforced footway crossing and have a minimum width of 5.5m over the first 10m to enable adequate two movement of vehicles;

(vi) where there is no footway provision and the road will act as a shared surface, road design should emphasise this e.g. change of level and surface treatment and should be augmented by traffic calming or signage as appropriate. This could include differential surface treatment to indicate to drivers and pedestrians where pedestrians will be located. Details of this should be submitted to and approved by the Planning Authority;

(vii) A Travel Information Pack with information for residents to encourage use of sustainable modes of transport such as trains, buses, cycling and walking shall be submitted to and approved by the Planning Authority prior to construction commencing. The Travel Information Pack will include local bus and train timetables, local cycling and walking maps, information on bike hire / car sharing, and shall include details of how it will be distributed to residents.

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking and bicycle parking in the interests of road safety.

- 8 Prior to the commencement of development, a report on the actions to be taken to reduce the Carbon Emissions from the build and from the completed development shall be submitted to and approved in writing by the Planning Authority. This shall include the provision of renewable technology for all new

buildings, where feasible and appropriate in design terms, and new car charging points and infrastructure for them, where feasible and appropriate in design terms. The details shall include a timetable for implementation. Development shall thereafter be carried out in accordance with the report so approved.

Reason:

To minimise the environmental impact of the develo

- 9 Prior to the commencement of development confirmation from Scottish Water shall be provided that demonstrates that there is an available connection to the public sewer and that Scottish Water will accept waste from this development. If Scottish Water cannot accept foul drainage from this site, proposals for alternative arrangements should be provided, prior to the commencement of developmant and SEPA should be re-consulted.

Reason:

In the interests of ensuring that foul drainage from the site can be accommodated.

- 10 Unless otherwise agreed by the Planning Authority, no house shall be occupied unless and until the amended Phase 1 Drainage Strategy (Waterman) June 2019 has been implemented to the satisfaction of the Planning Authority, and confirmation has been received from the Planning Authority that the Phase 1 Drainage Strategy (Waterman) June 2019 has been implemented to their satisfaction.

Prior to the commencement of development a Surface Water Management Plan for the housing site hereby approved, with details of all SuDS features/structures to be constructed on the site shall be submitted to and approved by the Planning Authority. This Surface Water Management Plan must demonstrate how onsite SUDs features will integrate with the Blindwells Phase 1 Drainage Strategy (Waterman) June 2019 (as amended on 6 February 2020) and should include technical approval of the Surface Water Management Plan by Scottish Water. 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.

- 11 Prior to the commencement of development a detailed condition survey of the construction access route from the Bankton interchange shall be jointly undertaken by the developer and East Lothian Council Roads Services. During the period of construction of the development a similar joint inspection shall be carried out to assess the condition of the route on each anniversary of the commencement of development. Any damage identified as a result of construction activities shall be repaired or resurfaced by the developer in compliance with the Council's specifications and requirements at no cost to the Council as Roads Authority.

Reason:

In the interests of road safety.

- 12 Unless otherwise approved in writing by the Planning Authority:

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

Year 2020/21	-	24 residential units
Year 2021/22	-	73 residential units
Year 2022/23 to 2030/31-	97 residential units per annum	
Year 2031/32 to 2034/35-	122 residential units per annum	
Year 2035/36	-	102 residential units
Year 2036/37	-	40 residential units

(b) If fewer than the specified number of residential units is completed in any one year then those shall be completed instead at Year 2036 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.

- 13 There should be at least one dedicated EV charging point per driveway. Developers should engage with electricity providers to ensure that the entire electricity supply infrastructure will have sufficient capacity to enable all chargepoints to operate simultaneously.

Reason
In the interests of sustainability.

- 14 Prior to commencement of development, a Factoring Plan should be submitted clearly indicating the different responsibilities for long term maintenance including: private and shared private areas, factored areas, and prospectively adoptable roads.

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

- 15 Prior to commencement of development, a Quality Audit to independently assess walking, cycling, access and road safety aspects within and around the development should be submitted and approved by the planning authority. This will be reviewed after construction is substantially complete and the developer required to make good any issues.

Reason
In the interests of road and pedestrian safety and to provide a safe route to schools.

- 16 Prior to the commencement of development, to ensure that the site is clear of contamination, a Geo-Environmental Assessment shall be carried out and the following information shall be submitted to and approved by the Planning Authority:

- o Phase I - A preliminary investigation incorporating a desk study, site reconnaissance, development of a conceptual model and an initial risk assessment.
- o Phase II - Incorporating a site survey (ground investigation and sample analysis) and risk evaluation. It is required if the Phase I investigation has indicated that the site is potentially contaminated and the degree and nature of the contamination warrants further investigation.
- o Phase III - Where risks are identified, a Remediation Strategy should be produced detailing and quantifying any works which must be undertaken in order to reduce the risks to acceptable levels.

Should remedial works be required then, prior to any residential units being occupied, a Validation Report shall be submitted to and be approved by the Planning Authority confirming that the works have been carried out in accordance with the Remediation Strategy.

The presence of any previously unsuspected or unforeseen contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority. At this stage, further investigations may have to be carried out to determine if any additional remedial measures are required.

Reason:
To ensure that the site is clear of contamination and that remediation works are acceptable prior to the occupation of any of the residential units.

- 17 Prior to the commencement of development details shall be submitted to and approved by the Planning Authority of overlying subsoil/topsoil to be provided to the front and back gardens of the houses hereby approved on a plot by plot basis and on all soft landscaping areas to ensure the provision of a layer of subsoil/topsoil of at least 600 mm in thickness. Thereafter the subsoil/topsoil shall be provided in accordance with the details so approved unless otherwise agreed in writing by the Planning Authority.

Confirmatory testing for both subsoil and topsoil materials is to be included within the Remediation Strategies being produced for the development site, with validation of these results being included within subsequent Verification Reports.

Reason
To ensure the provision of a suitable growing medium for garden areas and other areas of soft landscaping.