

Planning Statement

Blindwells, East Lothian

January 2021

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Kate Donald



Hargreaves Services (Blindwells) Limited

Our reference

HARE3046

January 2021

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Hargreaves Services (Blindwells) Limited ('the applicant') in support of an application to East Lothian Council (ELC) for approval of matters specified in conditions (AMSC) of planning permission in principle 20/01030/PM for Phase 2 of the Blindwells development. A site location plan identifying the extent of Phase 2 is provided at Appendix 1.
- 1.2 This AMSC relates to planning permission in principle (PPiP) 20/01030/PM, granted in January 2021, which sought permission under Section 42 of the Town and Country Planning (Scotland) Act 1997 to amend condition 30 of PPiP 14/00768/PPM. Following the approval of this application, the new PPiP (20/01030/PM) became the relevant permission under which future AMSC applications must come forward.
- 1.3 The original PPiP (14/00768/PPM), granted in May 2018, sought planning permission in principle for remediation of the site and creation of a new settlement comprising residential, employment, education and commercial uses with a park and ride, rail halt facilities and associated works. The content of this permission is replicated in the new PPiP (20/01030/PM).
- 1.4 This AMSC application seeks detailed permission for matters specifically relating to road, footpath, cycle path, landscape and drainage infrastructure for Phase 2 of the Blindwells development.
- 1.5 This Planning Statement accompanies the AMSC application package and its purpose is to set out the planning context for the delivery of the infrastructure for Phase 2 of the Blindwells development, together with information on the requirements of the planning permission in principle in respect of its conditions, and to provide details of the extent to which the application package addresses these conditions. The statement will also discuss the development plan and its relevant policies in relation to the AMSC proposal.
- 1.6 This Planning Statement should be read in conjunction with the full suite of submitted drawings and documents which include:
 - Architectural Drawings, prepared by EMA Architects;
 - Landscape Drawings, prepared by OOBE;
 - Road Infrastructure Drawings, prepared by Waterman;
 - Drainage Infrastructure Drawings, prepared by Waterman;
 - Design Statement, prepared by EMA Architects;
 - Woodland Management Plan Report, prepared by OOBE;
 - Landscape and Habitat Management Plan, prepared by OOBE;
 - NBS Landscape Specification, prepared by OOBE; and

- Phase 2 Drainage Strategy, prepared by Waterman.

2. Planning Context

Planning History

- 2.1 The site at Blindwells benefits from PPIp (ref. 20/01030/PM), granted on 18 January 2021, for the following development:
- “Amend condition 30 of planning permission in principle 14/00768/PPM”*
- 2.2 Application 14/00768/PPM was approved in May 2018 and secured the following in respect of the site at Blindwells:
- “Planning permission in principle for remediation of site and creation of new settlement comprising residential, employment, education and commercial uses with park and ride and rail halt facilities and associated works”*
- 2.3 Condition 1 of PPIp 20/01030/PM requires the submission for approval of matters specified in conditions the *“details of the siting, design and external appearance of all the dwellings and other buildings, the means of access to them, the means of any enclosure of the boundaries of the site and of gardens and other subdivisions of the site and the landscaping of the site”*. These matters should *“generally accord”* with the indicative masterplan (drawing no. 13055(PL)100 Rev. D), approved first under PPIp 14/00768/PPM and more recently via PPIp 20/01030/PM. Condition 1 specifies a number of requirements that subsequent AMSC applications are to address (criteria a-p).
- 2.4 The applicant has gained approval from ELC for several AMSC applications pursuant to PPIp 14/00768/PPM in recent years. Most recently, in May 2020, ELC approved details of road, footpath, cycle path, landscape and drainage infrastructure for Phase 1 of the Blindwells development under application 19/00620/AMM.

Current and Forthcoming Applications

- 2.5 As detailed in Section 3 of this Planning Statement, this AMSC application brings forward the details of road, footpath, cycle path, landscape and drainage infrastructure for Phase 2 of the Blindwells site. The extent of Phase 2 of the site is illustrated at Appendix 1.
- 2.6 Separate to this AMSC application, the applicant is preparing applications, to be submitted in due course, that will seek adjustments to, and will provide further detail on, the approved indicative masterplan. The developments subject of these forthcoming applications are classified as ‘major developments’, as such they are informed by pre-application consultation, outlined in Proposal of Application Notices ref. 20/00008/PAN and 20/00009/PAN, submitted to ELC in November 2020.

3. Proposed Development

- 3.1 The section of the Blindwells site identified as 'Phase 2' (refer to site location plan at Appendix 1) includes a number of features including residential development plots; a local centre; commercial uses; a large landscaping area, including a loch ('Princes Loch'); other areas of landscaping, including 'Princes Park'; and a school.
- 3.2 The detailed information associated with each individual residential development plot, the local centre, commercial uses and the school, i.e. the siting, design and external appearance of these buildings, will be the subject of further AMSC applications at a future date. This AMSC application seeks detailed permission solely for matters specifically relating to the road, footpath and cycle path network; landscaping; and drainage infrastructure for Phase 2 of the Blindwells site.
- 3.3 With regard to the criteria outlined by condition 1 of PPIP 20/01030/PM (referred to at paragraph 2.3 of this report), this application seeks to address the following:
- (d) *The detailed design of the layout shall accord with the principles set out in the Council's Design Standards for New Housing Areas and Designing Streets.*
 - (h) *All access roads within the new settlement shall conform to East Lothian Council's "Standards for Development Roads" in relation to roads layout and construction, footways and footpaths, parking layout and number, street lighting and traffic calming measures.*
 - (l) *The provision within the application site of nature based elements such as woodlands, wetlands and SUDS, public open space and boulevard planting.*

Roads, Footpaths and Cycle Paths

- 3.4 The submitted Design Statement includes a movement diagram that was established at planning permission in principle stage, and which shows the movement framework across the wider Blindwells site. It shows the network of primary and secondary vehicular routes, homezone streets and lanes, and the footpaths and cycle paths.
- 3.5 This movement framework forms the basis for the road, footpath and cycle path network for Phase 2, as detailed on the submitted drawings, providing suitable and legible routes through the development.

Landscaping

- 3.6 The landscaping proposed for Phase 2 builds on the landscape strategy that was shaped at planning permission in principle stage. As outlined in the Design Statement, the landscape design seeks to:
- Strengthen edges by reinforcing existing / planting new woodland;
 - Establish new north / south woodland belts;

- Create a central Greenspace 'Princes Park'; and
 - Establish landmark features and linkages within the landform.
- 3.7 Princes Park is a key landscape feature and takes the form of a linear landscape park, positioned to the south of the spine road that routes west to east through the centre of the site.
- 3.8 The water body 'Princes Loch' is set within a large area of landscaping that will act as a town park, providing areas of open space for future residents and visitors. Landscaping will help to integrate the loch within the park, and with adjacent local centre and housing areas.
- 3.9 Details of the implementation, maintenance and management of the landscape and habitat proposals, and the woodland proposals are set out in the submitted Landscape and Habitat Management Plan and Woodland Management Plan Report, respectively.

Drainage/SUDS

- 3.10 New surface water and foul drainage networks are required to drain the site, as detailed in the submitted Phase 2 Drainage Strategy and submitted drawings.
- 3.11 Surface water runoff will be treated and attenuated in a series of SUDS features prior to discharge to the realigned Mill Lade. Attenuation will ensure that the development contained within Phase 2 should be protected up to the 1 in 200-year (0.5% AEP) rainfall event, including a 30% allowance for climate change.
- 3.12 Foul flows will require connection to an existing combined sewer constructed for Phase 1 of the Blindwells development. Therefore, Phase 2 of the development will require a new onsite foul water network, which will convey foul flows via gravity to two proposed pumping stations. The two proposed pumping stations will convey foul flows to Phase 1 of the development.
- 3.13 The school site, whilst being within boundary of this AMSC application, will have its own drainage strategy; this will be the subject of a separate application for the development of the school.

4. Development Plan Assessment

- 4.1 This section of the Planning Statement identifies the overarching planning policy and guidance applicable to the site which will be used by ELC to assess the proposed development.
- 4.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires decisions to be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.3 It is important to note that the principle of development has been accepted on this site by the PPIp, therefore there is no policy conflict with the principle of the proposals in this application for AMSC, provided the detailed proposals accord with the policies of the development plan.

Development Plan

- 4.4 The development plan for the site comprises:
- South East Scotland Strategic Development Plan (SESPlan) (June 2013); and
 - East Lothian Development Plan (LDP) (September 2018).
- 4.5 The proposals do not raise any matters of strategic significance and therefore the approved South East Scotland Strategic Development Plan (SESplan) policies, and the weight which could be attributed to them given the age of the Plan, have not been addressed in detail. In addition, there are no policies contained within the approved South East Scotland Strategic Development Plan (SESplan) that are directly relevant to the assessment of this AMSC application as the principle of residential development on the site is established through the extant planning permission in principle.

East Lothian Local Development Plan

- 4.6 The LDP was adopted in September 2018 and sets out the policies and proposals relating to the use of land and to guide development.
- 4.7 The LDP contains a number of relevant policies that will be pertinent to the consideration of the application.
- 4.8 The site is subject to the following designation, as shown on LDP Inset Map 11 - Blindwells:
- Mixed Use Proposal 'BW1'
- 4.9 The site is located within the boundary of the 'Battle Of Prestonpans' Inventory of Historic Battlefields site.
- 4.10 It is considered that the following LDP policies are of relevance in the determination of this AMSC application:
- Proposal BW1 (Blindwells New Settlement)

- Policy DP2 (Design)
- Policy CH5 (Battlefields)
- Policy T1 (Development Location and Accessibility)
- Policy T2 (General Transport Impact)
- Policy NH10 (Sustainable Drainage Systems)
- Policy NH11 (Flood Risk)

Proposal BW1 (Blindwells New Settlement)

- 4.11 Proposal BW1 states that *“Land at Blindwells is allocated for a mixed development including circa 1,600 homes, no less than 10 hectares of serviced employment land, a local centre, education and community facilities, infrastructure and associated works.”*
- 4.12 The information included with this AMSC application provides the detail of the infrastructure and associated works required to facilitate delivery of Phase 2 of the Blindwells development, which benefits from PPIp (ref. 20/01030/PM), thereby according with Proposal BW1 of the LDP.

Policy DP2 (Design)

- 4.13 Policy DP2 requires the design of all new development to, *inter alia*:
- *“By its siting, density and design create a coherent structure of streets, public spaces and buildings that respect and complement the site’s context, and create a sense of identity within the development;*
 - *Position and orientate buildings to articulate, overlook, properly enclose and provide active frontages to public spaces or, where this is not possible, have appropriate high quality architectural or landscape treatment to create a sense of welcome, safety and security;*
 - *Provide a well connected network of paths and roads within the site that are direct and will connect with existing networks, including green networks, in the wider area ensuring access for all in the community, favouring, where appropriate, active travel and public transport then cars as forms of movement;*
 - *Retain physical or natural features that are important to the amenity of the area or provide adequate replacements where appropriate;*
 - *Be able to be suitably serviced and accessed with no significant traffic or other environmental impacts.”*
- 4.14 This AMSC application provides details solely for matters specifically relating to the road, footpath and cycle path network; landscaping; and drainage infrastructure for Phase 2 of the Blindwells site. The network of paths and roads detailed on the submitted drawings generally accord with those illustrated on the indicative masterplan (drawing no. 13055(PL)100 Rev. D) and adhere to the principles of

connectivity and permeability that were established for the Blindwells development at PPiP stage.

- 4.15 The landscape proposals for Phase 2 detailed by this AMSC application will create a high-quality environment and contribute to a sense of place and identity for future residents and visitors to the site. The safety and security of landscaped areas between development plots is achieved through the orientation of buildings towards these spaces to encourage passive surveillance.
- 4.16 The proposed development is compliant with Policy DP2.

Policy CH5 (Battlefields)

- 4.17 Policy CH5 specifies that development within a site listed in the Inventory of Historic Battlefields will not be permitted where it would have a significant adverse effect on the key features of the battlefield, including its key landscape characteristics and special qualities, unless it can be demonstrated that the overall integrity and character of the battlefield area will not be compromised. Where new development is supported, appropriate mitigation must be provided to conserve or enhance the key features of the battlefield, including through siting, scale, design and landscape treatment and, where relevant, contribute to the understanding of the battle and historic assets.
- 4.18 In accordance with Policy CH5, the development proposed as part of this AMSC application will not have a significant adverse effect on key features of the battlefield. The principle of development within the boundaries of the 'Battle Of Prestonpans' Inventory of Historic Battlefields site has been established through PPiP 20/01030/PM.

Policy T1 (Development Location and Accessibility)

- 4.19 Policy T1 requires new developments to be located on sites that are capable of being conveniently and safely accessed on foot and by cycle, by public transport as well as by private vehicle, including adequate car parking provision in accordance with the Council's standards.
- 4.20 The Blindwells development benefits from PPiP, the assessment of which by ELC was informed by a detailed Transport Assessment that, after examining the accessibility of the site, concluded that there are no transport related matters that would preclude the development from being consented, thereby demonstrating compliance with Policy T1.

Policy T2 (General Transport Impact)

- 4.21 Policy T2 stipulates that new development should have no significant adverse impact on: road safety; the convenience, safety and attractiveness of walking and cycling in the surrounding area; public transport operations in the surrounding area, both existing and planned, including convenience of access to these and their travel times; the capacity of the surrounding road network to deal with traffic unrelated to the proposed development; and, residential amenity as a consequence of an increase in motorised traffic.
- 4.22 The Blindwells development benefits from PPiP, the assessment of which by ELC was informed by a detailed Transport Assessment that, after examining the accessibility of the proposed development and analysing the impact of the development on the surrounding road network, concluded that there are no transport related matters that would

preclude the development from being consented, thereby demonstrating compliance with Policy T2.

- 4.23 This AMSC application provides details of the road, footpath and cycle path network for Phase 2, designed in accordance with national guidance 'Designing Streets' and local authority guidance on development roads, in order to achieve safe and attractive walking and cycling routes within the site that limit interaction with motorised traffic. In this regard, the proposed development accords with Policy T2.

Policy NH10 (Sustainable Drainage Systems)

- 4.24 Policy NH10 specifies that development proposals must demonstrate that appropriate provision for Sustainable Drainage Systems (SuDS) can be made. Appropriate long-term maintenance arrangements should also be provided. A design-led approach to SuDS proposals is recommended to ensure that they are appropriate to place and designed to promote wider benefits, such as placemaking, green networks and biodiversity enhancement.
- 4.25 The submitted Phase 2 Drainage Strategy and associated drainage drawings set out the infrastructure required to ensure appropriate drainage provision for Phase 2 of the Blindwells development. The drainage strategy for Phase 2 has been developed in close liaison with the applicant's architect and landscape architect to integrate it into the design and landscape proposals, in accordance with Policy NH10.

Policy NH11 (Flood Risk)

- 4.26 Policy NH10 explains that development that would be at unacceptable risk of flooding will not be permitted. Likewise, development proposals will not be supported if they would increase the probability of flooding elsewhere.
- 4.27 The submitted Phase 2 Drainage Strategy outlines the proposals which will be implemented to ensure that there is no flooding within the Phase 2 of the development or increased risk of flooding downstream as a result of an increase in surface water runoff. Implementation of these proposals will satisfy the requirements of Policy NH11.

5. Approval of Matters Specified in Conditions

- 5.1 Conditions attached to PPIp 20/01030/PM which are addressed as part of this AMSC application are set out sequentially below, alongside full reference to information submitted to discharge each condition.
- 5.2 Table 1 below provides a summary of the supporting documents and drawings submitted as part of this AMSC application and outlines the conditions that are addressed by the submission.

Table 1: Documents Submitted to Address Conditions

Document	Relevant Condition
Architectural Drawings	1 (d), (h)
Landscape Drawings	1 (l)
Road Infrastructure Drawings	1 (d), (h)
Drainage Infrastructure Drawings	1 (l)
Design Statement	1 (d), (h), (l)
Woodland Management Plan Report	1 (l)
Landscape and Habitat Management Plan	1 (l)
NBS Landscape Specification	1 (l)
Phase 2 Drainage Strategy	1 (l)

Condition 1: Reserved Matters

- 5.3 Condition 1 of PPIp 20/01030/PM requires the submission for approval of matters specified in conditions the “*details of the siting, design and external appearance of all the dwellings and other buildings, the means of access to them, the means of any enclosure of the boundaries of the site and of gardens and other subdivisions of the site and the landscaping of the site*”. These matters should “*generally accord*” with the indicative masterplan (drawing no. 13055(PL)100 Rev. D), approved first under PPIp 14/00768/PPM and more recently via PPIp 20/01030/PM. Condition 1 specifies a number of requirements that subsequent AMSC applications are to address (criteria a-p).
- 5.4 This AMSC application addresses criteria (d), (h) and (l) of condition 1 of PPIp 20/01030/PM.

Condition 1(d): The detailed design of the layout shall accord with the principles set out in the Council’s Design Standards for New Housing Areas and Designing Streets.

- 5.5 The following drawings and documents are submitted as part of this AMSC application in order to satisfy this criterion:

- Location Plan – drg ref. 13055(PL02)001_B
- Masterplan Phase 2 – drg ref. 13055(PL02)002_B
- Phase 2 Site Layout – drg ref. 13055(PL02)003_A
- Site Sections – drg ref. 13055(PL02)010_B
- Design Statement (Issue no. 1.1)
- Topographical Survey – drg ref. 17684-WIE-02-ZZ-DR-C-00001 Rev. P03
- Refuse Vehicle Swept Path Analysis Sheet 1 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00001 Rev. P04
- Refuse Vehicle Swept Path Analysis Sheet 2 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00002 Rev. P04
- Refuse Vehicle Swept Path Analysis Sheet 3 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00003 Rev. P04
- Bus Swept Path Analysis Sheet 1 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00004 Rev. P04
- Bus Swept Path Analysis Sheet 2 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00005 Rev. P04
- Bus Swept Path Analysis Sheet 3 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00006 Rev. P04
- Road Phasing Plan – drg ref. 17684-WIE-90-ZZ-DR-C-00002 Rev. P04
- Proposed Roads Centreline Levels – drg ref. 17684-WIE-95-ZZ-DR-C-00001 Rev. P04
- Hardstanding Layout Sheet 1 of 3 – drg ref. 17684-WIE-95-ZZ-DR-C-00002 Rev. P04
- Hardstanding Layout Sheet 2 of 3 – drg ref. 17684-WIE-95-ZZ-DR-C-00003 Rev. P04
- Hardstanding Layout Sheet 3 of 3 – drg ref. 17684-WIE-95-ZZ-DR-C-00004 Rev. P04
- School Road and School Link Road Proposed Road Centreline Long Sections – drg ref. 17684-WIE-95-ZZ-DR-C-00006 Rev. P04
- P2-P5 Road - Proposed Road Centreline Long Sections – drg ref. 17684-WIE-95-ZZ-DR-C-00007 Rev. P04
- P2-P6 Road – Proposed Road Centreline Long Sections – drg ref. 17684-WIE-95-ZZ-DR-C-00008 Rev. P03
- Proposed Road Construction Details – drg ref. 17684-WIE-98-ZZ-DR-C-00001 Rev. P03
- Proposed Drainage Details – drg ref. 17684-WIE-98-ZZ-DR-C-00002 Rev. P02

Condition 1(h): All access roads within the new settlement shall conform to East Lothian Council’s “Standards for Development Roads” in relation to roads layout and construction, footways and footpaths, parking layout and number, street lighting and traffic calming measures.

5.6 The following drawings and documents are submitted as part of this AMSC application in order to satisfy this criterion:

- Masterplan Phase 2 – drg ref. 13055(PL02)002_B
- Phase 2 Site Layout – drg ref. 13055(PL02)003_A
- Site Sections – drg ref. 13055(PL02)010_B
- Design Statement (Issue no. 1.1)
- Topographical Survey – drg ref. 17684-WIE-02-ZZ-DR-C-00001 Rev. P03
- Refuse Vehicle Swept Path Analysis Sheet 1 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00001 Rev. P04
- Refuse Vehicle Swept Path Analysis Sheet 2 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00002 Rev. P04
- Refuse Vehicle Swept Path Analysis Sheet 3 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00003 Rev. P04
- Bus Swept Path Analysis Sheet 1 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00004 Rev. P04
- Bus Swept Path Analysis Sheet 2 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00005 Rev. P04
- Bus Swept Path Analysis Sheet 3 of 3 – drg ref. 17684-WIE-05-ZZ-DR-C-00006 Rev. P04
- Road Phasing Plan – drg ref. 17684-WIE-90-ZZ-DR-C-00002 Rev. P04
- Proposed Roads Centreline Levels – drg ref. 17684-WIE-95-ZZ-DR-C-00001 Rev. P04
- Hardstanding Layout Sheet 1 of 3 – drg ref. 17684-WIE-95-ZZ-DR-C-00002 Rev. P04
- Hardstanding Layout Sheet 2 of 3 – drg ref. 17684-WIE-95-ZZ-DR-C-00003 Rev. P04
- Hardstanding Layout Sheet 3 of 3 – drg ref. 17684-WIE-95-ZZ-DR-C-00004 Rev. P04
- School Road and School Link Road Proposed Road Centreline Long Sections – drg ref. 17684-WIE-95-ZZ-DR-C-00006 Rev. P04
- P2-P5 Road - Proposed Road Centreline Long Sections – drg ref. 17684-WIE-95-ZZ-DR-C-00007 Rev. P04
- P2-P6 Road – Proposed Road Centreline Long Sections – drg ref. 17684-WIE-95-ZZ-DR-C-00008 Rev. P03
- Proposed Road Construction Details – drg ref. 17684-WIE-98-ZZ-DR-C-00001 Rev. P03
- Proposed Drainage Details – drg ref. 17684-WIE-98-ZZ-DR-C-00002 Rev. P02

Condition 1(I): The provision within the application site of nature based elements such as woodlands, wetlands and SUDS, public open space and boulevard planting.

5.7 The following drawings and documents are submitted as part of this AMSC application in order to satisfy this criterion:

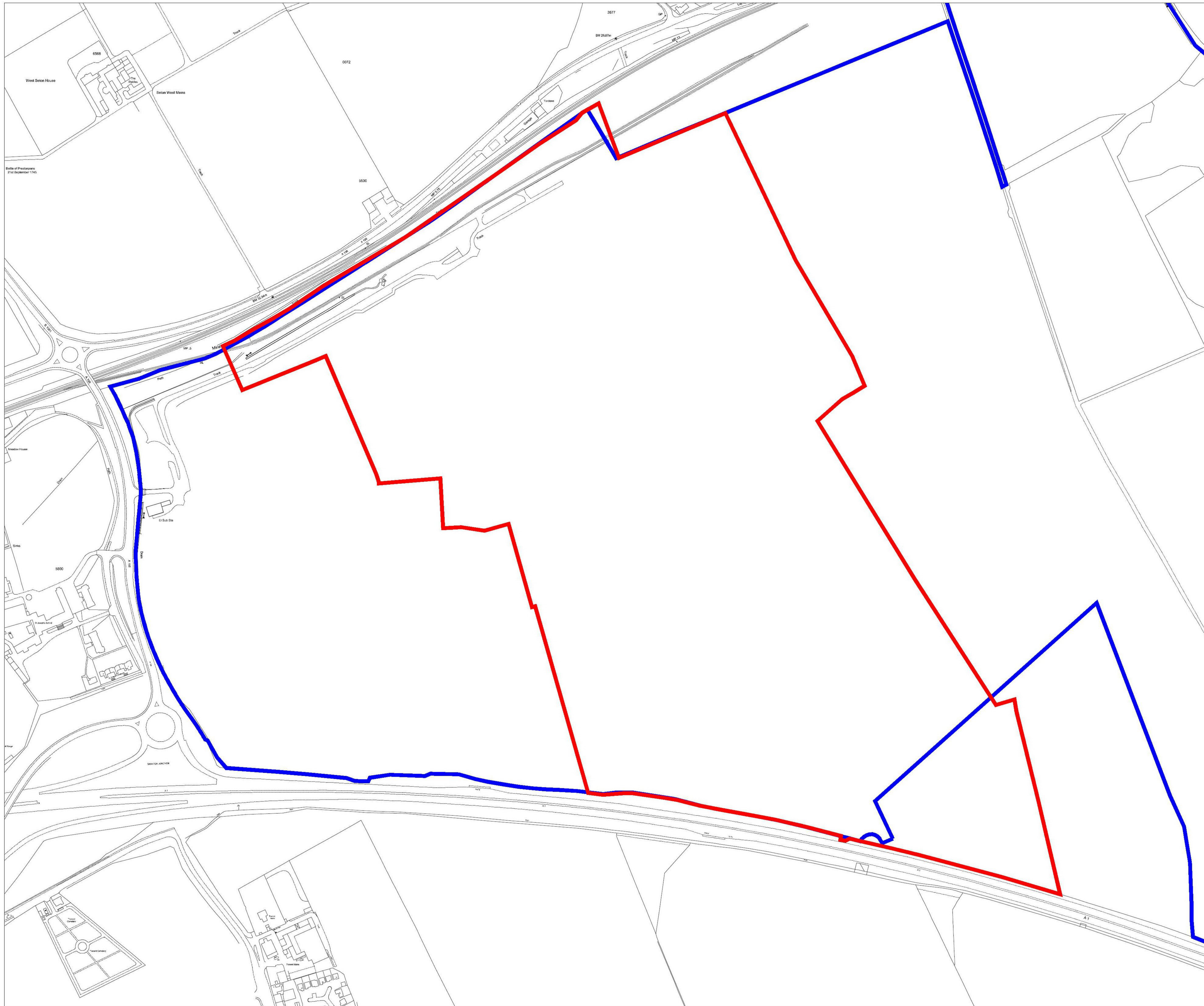
- Design Statement (Issue no. 1.1)
- Landscape Site Plan – drg ref. 5301-OOB-02-00-DR-L-0001 Rev. P05

- Planting Plan Overview – drg ref. 5301-OOB-02-00-DR-L-0002 Rev. P05
- Planting Plan Sheet 1 – drg ref. 5301-OOB-02-00-DR-L-0003 Rev. P04
- Planting Plan Sheet 2 – drg ref. 5301-OOB-02-00-DR-L-0004 Rev. P04
- Planting Plan Sheet 3 – drg ref. 5301-OOB-02-00-DR-L-0005 Rev. P04
- Planting Plan Sheet 4 – drg ref. 5301-OOB-02-00-DR-L-0006 Rev. P04
- Planting Plan Sheet 5 – drg ref. 5301-OOB-02-00-DR-L-0007 Rev. P04
- Planting Plan Sheet 6 – drg ref. 5301-OOB-02-00-DR-L-0008 Rev. P05
- Woodland Management Plan – drg ref. 5301-OOB-02-00-DR-L-0015 Rev. P05
- Topsoil Plan – drg ref. 5301-OOB-02-00-DR-L-0020 Rev. P05
- SUDS Sections – drg ref. 5301-OOB-02-00-DR-L-0025 Rev. P05
- Site Sections - Princes Loch – drg ref. 5301-OOB-02-00-DR-L-0050 Rev. P03
- Landscape and Habitat Management Plan (December 2020, ref. 5301-OOB-02-XX-RP-L-6100_P02)
- Woodland Management Plan Report (December 2020, ref. 5301-OOB-XX-XX-RP-L-6101_P02)
- NBS Landscape Specification (December 2020, ref. 5301-OOB-02-XX-RP-L-6000_P01)
- Phase 2 Drainage Strategy – drg ref. 17684-WIE-92-ZZ-DR-C-00001 Rev. P05
- Phase 2 Drainage Layout – drg ref. 17684-WIE-92-ZZ-DR-C-00002 Rev. P03
- Phase 2 Proposed Road Drainage Sheet 1 of 3 – drg ref. 17684-WIE-92-ZZ-DR-C-00010 Rev. P04
- Phase 2 Proposed Road Drainage Sheet 2 of 3 – drg ref. 17684-WIE-92-ZZ-DR-C-00011 Rev. P03
- Phase 2 Proposed Road Drainage Sheet 3 of 3 – drg ref. 17684-WIE-92-ZZ-DR-C-00012 Rev. P02
- Phase 2 Proposed Typical Basin Details – drg ref. 17684-WIE-92-ZZ-DR-C-00013 Rev. P02
- Phase 2 Drainage Strategy (November 2020, ref. WIE17684-101-R-1-1-3-DS Issue P02)

6. Summary and Conclusions

- 6.1 This Planning Statement has assessed the application for approval of matters specified in conditions against development plan policy, specifically matters relating to road, footpath, cycle path, landscape and drainage infrastructure for Phase 2 of the Blindwells development.
- 6.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that *“where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination is, unless material considerations indicate otherwise (a) to be made in accordance with that plan”*.
- 6.3 The development plan comprises the SESPlan Strategic Development Plan (July 2017) and East Lothian Local Development Plan (September 2018). The principle of development on the site has been accepted by the planning permission in principle consent and the detailed proposals also accord with the policies of the development plan.
- 6.4 The proposals are in accordance with the development plan, meet the requirements of the approved PPI documentation, and fulfil the requirements of those matters specified by condition; therefore, it is respectfully requested that East Lothian Council approve the application accordingly.

Appendix 1: Site Location Plan



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 10000449.

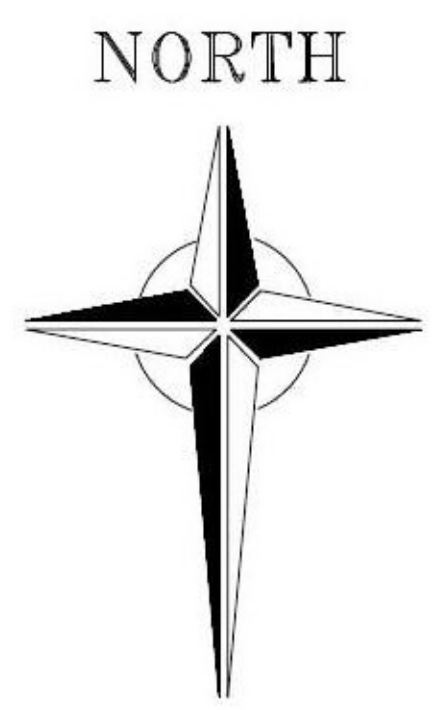
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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL,
 STRUCTURAL, SERVICES DRAWINGS AND SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MATERIALS USED
 DURING CONSTRUCTION CARRY A CE MARKING.

REV	DESCRIPTION	DRAWN	CHECK	DATE

- APPLICATION BOUNDARY
- LAND IN CONTROL OF THE APPLICANT



ema
 architects + masterplanners

42 CHARLOTTE SQUARE
 EDINBURGH
 EH2 4HQ

E INFO@EMA-ARCHITECTS.CO.UK T 0131 247 1450
 W WWW.EMA-ARCHITECTS.CO.UK

**BLINDWELLS, EAST LOTHIAN
 HARGREAVES SERIVES
 (BLINDWELLS) LTD**

**LOCATION PLAN
 PHASE 2**

SCALE / ERS	DATE / DRAWN	PROJ. TYPE	SHEET NO. / NO. SHEETS
1:2500 / A1	16.12.20/JF		1 / 1
DRAWING REFERENCE		13055(PL02)001_B	
ISSUE PURPOSE		WORK STAGE	
FILE CLASSIFICATION		FILE REFERENCE	

Turley Office
26 Dublin Street
Edinburgh
EH3 6NN

