

OLD CRAIGHALL, MUSSELBURGH

Community Consultation Event

Welcome

This presentation provides details of the proposed residential development and associated infrastructure at Land at Old Craighall Road, Musselburgh by Miller Homes Limited.

The presentation forms part of a formal pre-application consultation process, the purpose of which is to seek your views on the proposed development.

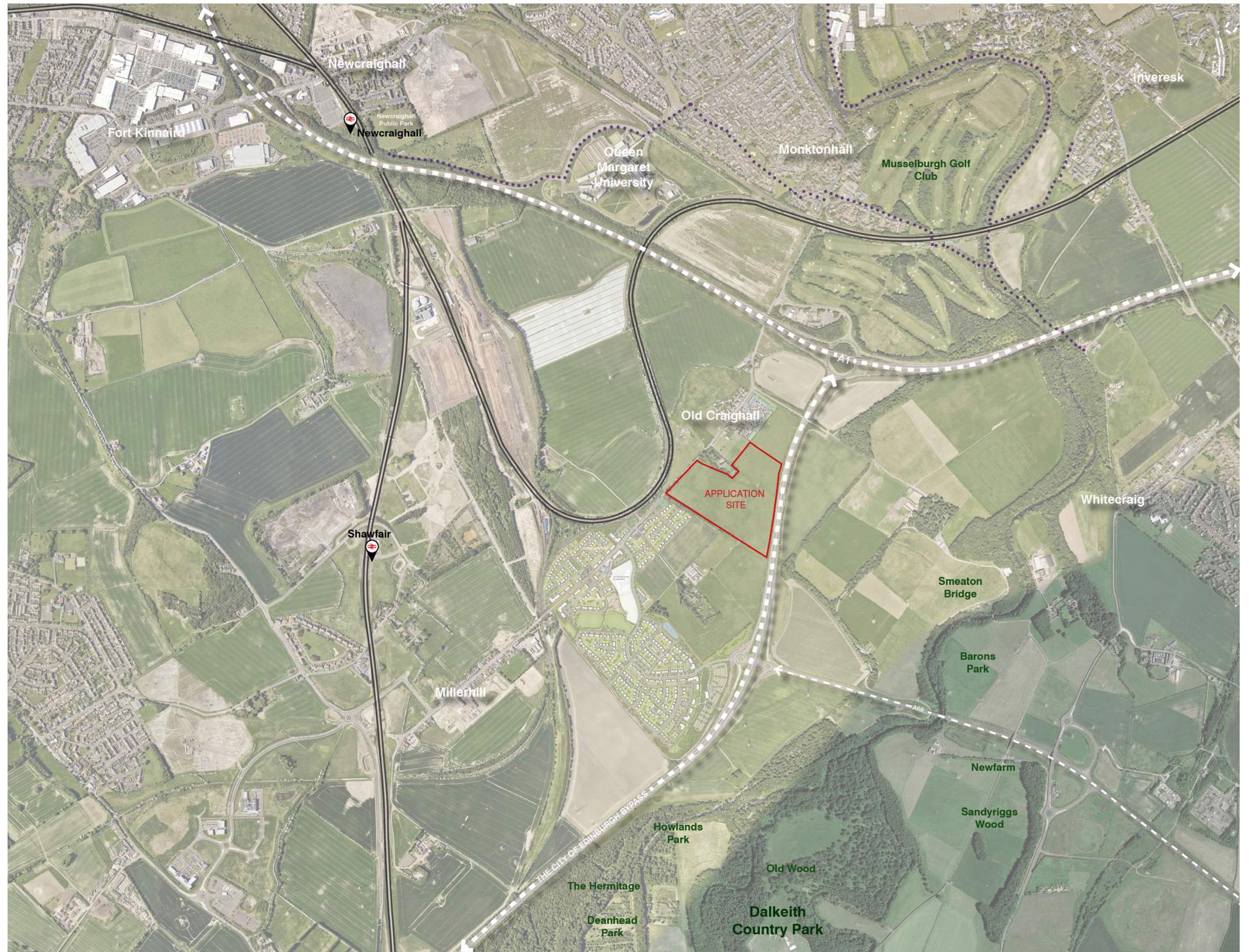
The Site

The site is located to the south of Old Craighall, extending from Old Craighall Road (B6415) to the south - east, to the A720 City of Edinburgh Bypass and covers an area of 11.5 hectares.

To the south - west are Newton Farm and Wellington Farm which are allocated for residential development in the Local Development Plan for housing and which Midlothian Council has agreed should be granted planning permission, but building work is still to begin.

The land to the west of the site has also been allocated for housing (MH2) within East Lothian Local Development plan.

To the north, the site is bounded by the Category 'A' Listed Monkton House and grounds. Monkton House has become almost completely inward looking. It has turned its back on agriculture, power lines, the bypass and the change of use in the walled gardens to the north. Although the historic building will be potentially influenced by the development site, it will be almost completely invisible from it.



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ema
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Site Photo's



View from Old Craighall Road looking south - east

Monkton House



View from Old Craighall Road looking north - east

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Planning Context

The land proposed for new homes is within a Strategic Development Area identified in the Strategic Development Plan for South East Scotland. Reflecting this, it is also notable that the site is completely surrounded by existing development or proposed development that has planning permission. The area shown on the plan opposite, therefore, will be completely transformed with the building of more than 6,000 homes and community facilities over the coming years. This proposed site is relatively insignificant in that context and, in our view, is a sensible and logical extension to the currently proposed pattern of development. So, although the site is currently identified as part of the Green Belt, its future contribution to Green Belt objectives is virtually non-existent.

Recent planning decisions have established that the planning policies for housing in SESplan 1 are out-of-date, and it is also the case that there is currently a substantial shortfall in meeting housing need and demand across the City-Region, for both affordable and market housing, even when taking into account nearby land which is allocated or granted planning permission for housing.

In our view, this is a sustainable location for housing, including affordable housing, and there is a clear basis for the Council to consider granting planning permission.



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Constraints + Opportunities

The site is subject to a number of constraints and opportunities which have informed the design of the development.

The site is constrained by the existing road network, Monkton House and grounds to the north and future residential development to the east.

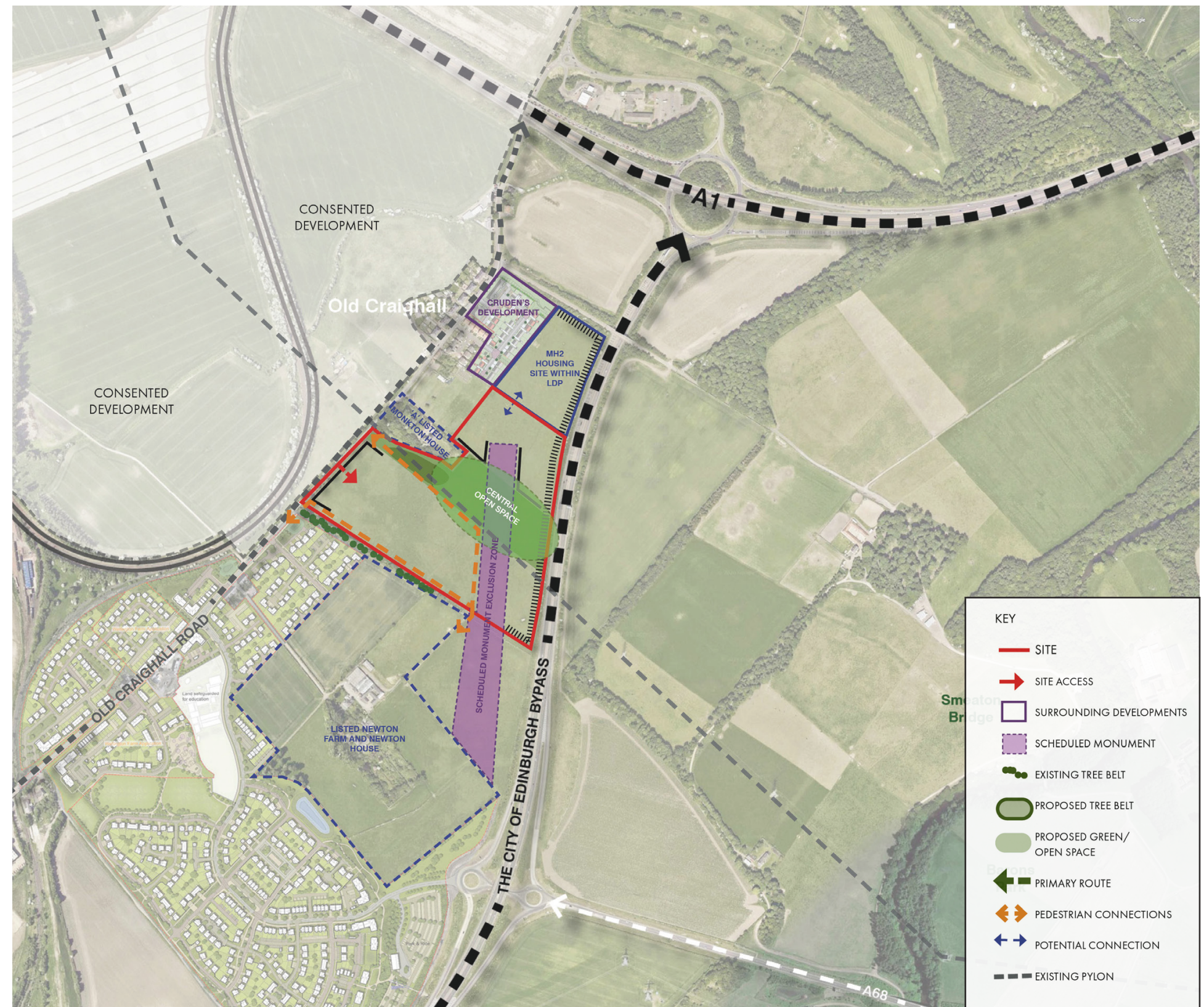
There is an opportunity to provide access into the site from the existing Old Craighall Road along the north - west boundary. The access location will be located to provide safe access into and from the site.

The site presents opportunities to connect to the future residential development site MH2 and also provides a pedestrian connection along the south - west boundary, enhancing connections to the surrounding area. The existing perimeter planting along this boundary will provide a pleasant route through the new neighbourhood and strengthen the woodland edge.

The Scheduled Ancient Monument in the south eastern part of the site provides another constraint and development in this area should be avoided. The location of this historic site provides an opportunity to enhance the proposed central open space and deliver a generous recreation area, which will be available for new and existing residents.

The City of Edinburgh Bypass runs along the eastern boundary of the site and there is the opportunity to provide an acoustic barrier along this edge to help mitigate noise and which will also provide an attractive outlook from the new development.

The layout has been developed to respond to these opportunities and constraints.



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Landscape Framework

The approach to landscape design and layout aims to provide a robust, structured and permeable framework, both visually and physically which will reflect the unique qualities of this setting.

The framework provides sustainable and well connected greenspace.

The function and therefore the form of the different parts of the landscape framework are important to ensure that the site layout will be fully integrated.

The landscape structure consists of five main elements:

1. An acoustic buffer in the form of new woodland planting to the eastern boundary, to mitigate the physical and visual impact of the A720.
2. Central Open Space incorporates the scheduled monument exclusion zone and provides a generous recreational area which is appropriate to the surrounding landscape and enhanced by new tree planting.
3. Woodland edge pedestrian link along the western boundary to connect the new neighbourhood with the surrounding area.
4. SUDS provision in an area of open space which will enhance the landscape setting of Monkton House.
5. Avenue planting which accentuates the primary streets and pedestrian link to the central open space.



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Movement

Access to the new development will be taken from Old Craighall Road. The access will be linked by a main route running through the development, which will in turn provide a connection to the residential streets. The vehicle routes will be designed in accordance with the relevant guidance and standards.

Active Travel

The permeable active travel network will be provided throughout the development, comprising a mixture of paths and footways connecting with the external network as follows:

- To the north - east onto Old Craighall Road where planned shared use route (walking and cycling) will be provided on the south side of the road, offering onward connections towards Shawfair and beyond; and
- To the east, providing access to the network of routes within the adjacent approved development and the planned Park & Ride facility.

Public transport

In addition, using the available active travel links, bus service provision will be accessed:

- On Old Craighall Road (bus services to be provided as part of the Newton Farm development);
- At the planned bus stops on the new link road running through the adjacent approved development; and
- At the planned A68 Park & Ride facility.



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Development Framework

The proposal offers the opportunity to extend the settlement edge of Old Craighall with a development which is rooted within its surroundings and well integrated with the surrounding area.

The framework looks to establish the following principles:

- Provide new family and affordable housing in an area already suited to this type of development and close to local amenities and public transport.
- Retain and reinforce existing perimeter planting to the western boundary to create a woodland edge and a pedestrian connection to surrounding development.
- Provide an acoustic buffer along the eastern boundary in the form of new woodland planting.
- Create a new primary street through the new neighbourhood from Old Craighall Road throughout the site to improve connectivity in line with good practice set out in Designing Streets.
- Incorporate the Scheduled Ancient Monument area through the design of a central open space area, defined by new tree planting.
- Create places of distinction and enduring quality which will enhance the public realm.
- Provide appropriate physical environments to support strong communities.
- Provide a well considered residential development for the site.



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Feedback

Thank you for taking the time to review our proposals.

Representatives from the design team will be available to discuss the proposals via an online web-based chat which can be accessed via www.holderplanning.com/oldcraighall on Friday 20 November 2020 between 2.00pm to 4.00pm and 5.00pm to 7.00pm.

Comments on the proposed development can be made using the consultation response feedback form available at www.holderplanning.com/oldcraighall. Comments should be submitted by 18 December 2020, preferably by email to info@holderplanning.co.uk, however if this is not possible then the feedback form should be posted to the contact address below.

If you wish to ask questions or seek clarification on matters regarding the proposed development you can do so by addressing your questions or points for clarification to Miller Homes, via the contact details set out below, no later than 4 December 2020. Miller Homes and their advisors will respond to all questions and requests for clarification by 11 December 2020. Thereafter final comments should be submitted by 18 December 2020.

Contact Details:
Holder Planning Ltd,
5 South Charlotte Street, Edinburgh EH2 4AN
Telephone: 07585 008650
Email: info@holderplanning.co.uk

Comments should not be made to East Lothian Council. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to East Lothian Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.

