

Public Consultation - Event 2 Former Herdmanflat Hospital Site

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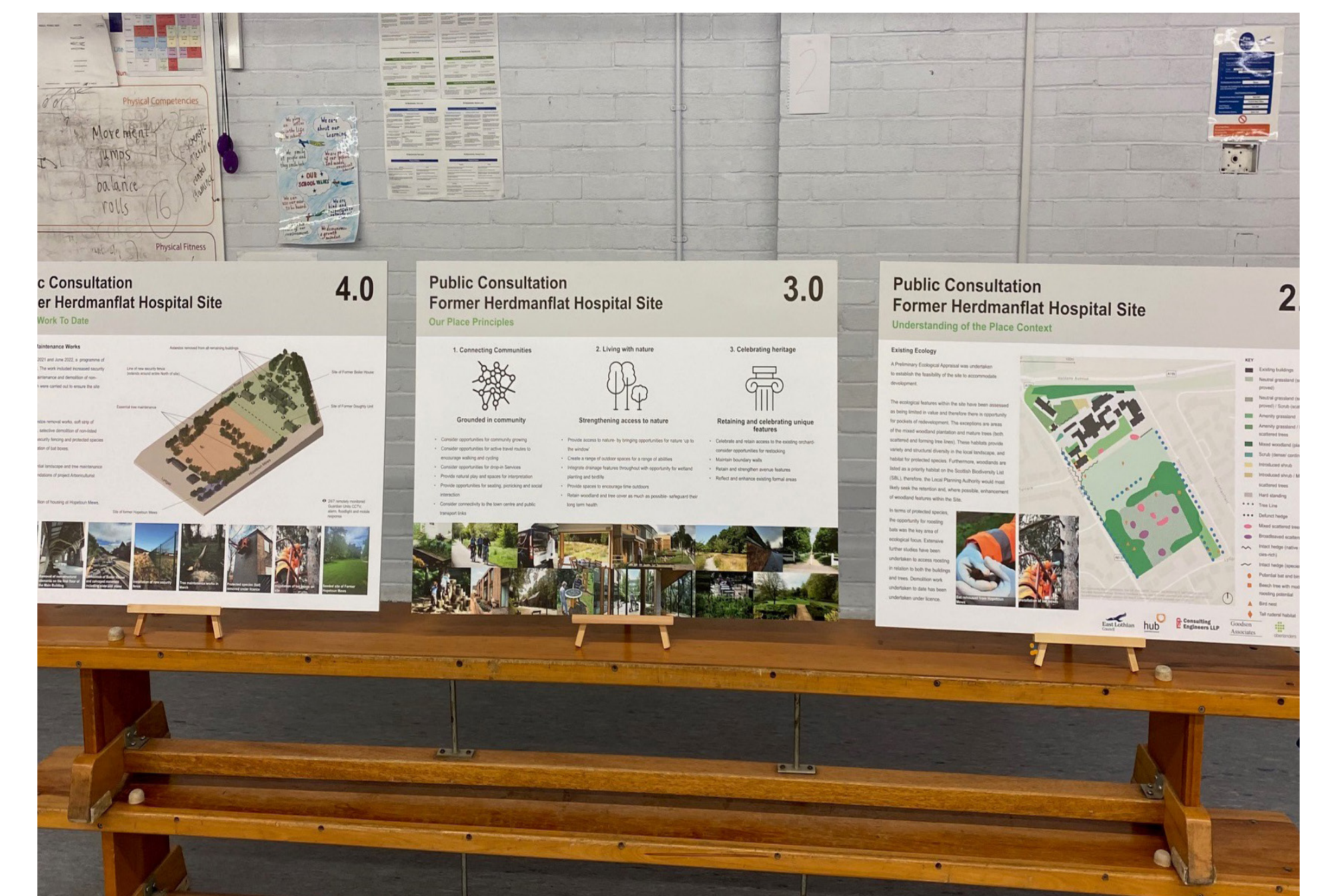
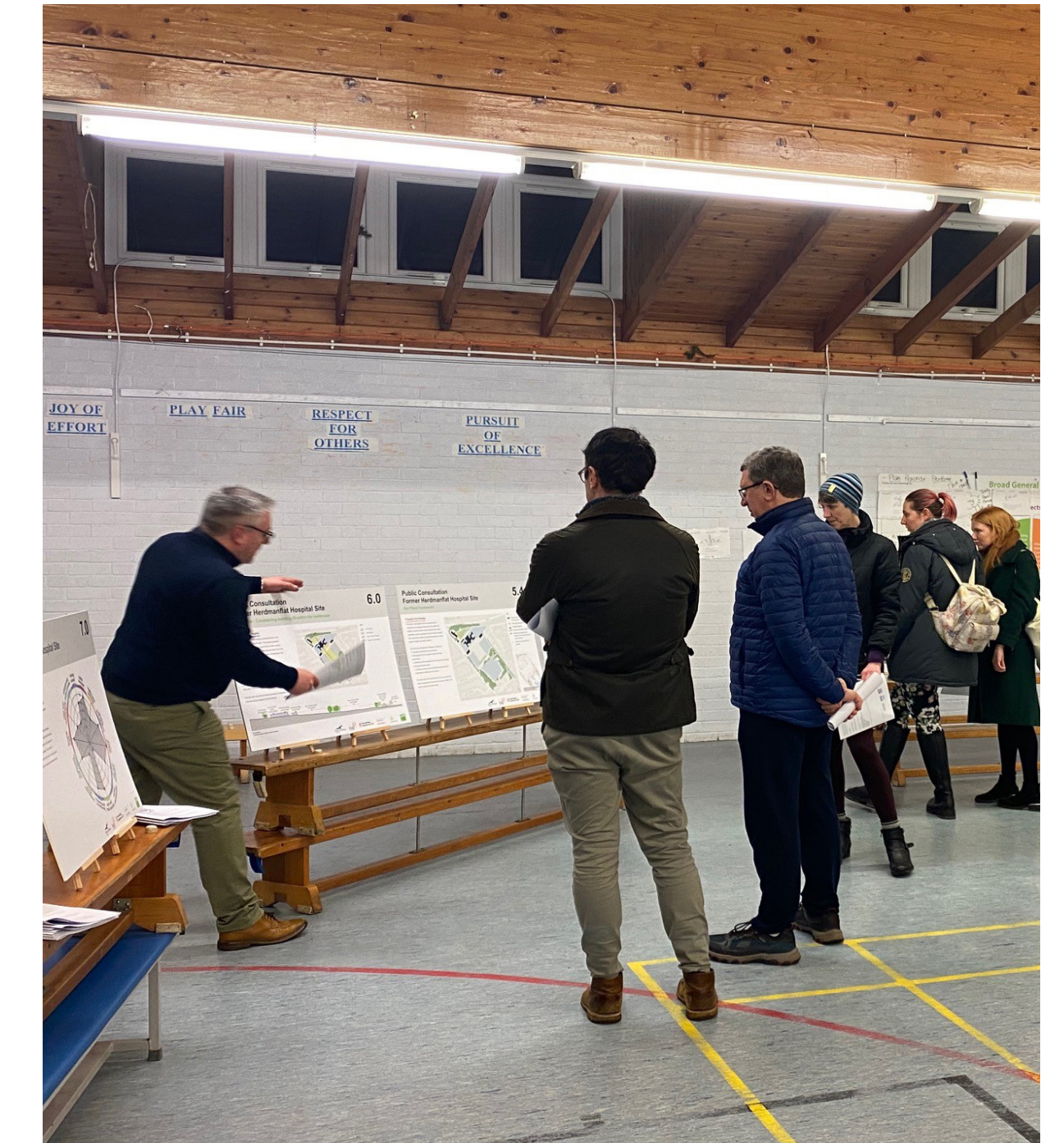
Introduction

Welcome to our second public consultation event in advance of the future Planning Permission in Principle application for the former Herdmanflat Hospital site, Haddington.

We have listened to your wide ranging comments, with key discussions centred around:

1. Vehicle Access
2. Pedestrian and Cycle Access
3. Open Spaces and Trees
4. Innovation
5. Play and Community

The following boards provide an update on our current thinking.



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Our Proposed Vehicle Access Strategy



You Spoke



We Listened

Multiple concerns were raised about Lydgait / Hopetoun Mews being used as a vehicle access point. There were no issues raised about the access at Herdmanflatt (lock ups).

Our proposal therefore would be to utilise both the Herdmanflatt (lock up) route and the existing Aberlady Road for access and egress.

The southern half of Hopetoun Mews would be utilised for active travel- pedestrian and cycle access only. More detailed proposals are shown in the following board.



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Our Proposed Vehicle Access Strategy (more detail)

Hopetoun Mews/ Lydgait Access



The existing vehicular junction between Lydgait and Hopetoun Mews could be narrowed and a new section of footpath proposed across the junction. This could help provide a safe and unobstructed entrance for pedestrians and cyclists.

Future residents of the dwellings along Hopetoun Mews could be provided with domestic driveway access off Lydgait as illustrated above.

Aberlady Road Access



The Council have reduced the speed limit along Aberlady Road to 20mph very recently.

In addition, the junction where the existing site entrance meets Aberlady Road, is being assessed by specialist highways consultants for potential improvements.

KEY

- Existing buildings
- Proposed Development Zones
- Existing listed boundary wall
- Existing brick wall
- Hopetoun Mews: Car free, active travel route
- Private parking zone
- Proposed domestic driveway access to a small number of units (in and out)
- Existing roads
- Existing pavements
- Junction between Aberlady Road and site entrance
- Proposed section of footpath

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The Place

The diagram to the right shows that the site is well connected to the wider town centre. Facilities such as GP practices, food retail and community centres, as well as other key services are within walking distance of the site.

With the addition of several potential pedestrian access routes throughout the site, the Herdmanflat development could help improve these already well established links to wider Haddington.

KEY

-  Former Herdmanflat Hospital Site
-  Core Paths
-  National Cycle Network
-  Nearest Bus Stops (within 6-10 min walk)
-  Council HQ
-  Food Retail
-  Hospital
-  GP Practices
-  Pharmacist
-  Sports Centre
-  Park
-  School
-  Community Centre
-  Church
-  Business Area
-  New proposed key path routes



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Our Proposed Walking and Cycling Strategy

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You Spoke



We Listened

Many comments were received about retaining public access through the Herdmanflat site and ensuring we have accessible routes.

Our proposal would ensure we have a hierarchy of paths through the site to retain good public access. Some of these routes will be fully accessible and surfaced. Others will be more rural path routes, e.g. through the woods.

Utilising Hopetoun Mews as an active travel corridor will provide more direct access from A199 and the site to the town centre- this prioritises sustainable travel for pedestrians and cyclists.



KEY

-  Existing buildings
-  Proposed Development Zones
-  Existing woodland
-  Existing boundary wall
-  Primary entrance gateway
-  Future Pedestrian/ Cycle entrance points to the site
-  Future primary path
-  Future secondary path (whinist or other rural path treatment)
-  Hopetoun Mews: Active travel route (pedestrian and cycle access)

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Our Landscape Strategy



You Spoke



We Listened

Some concerns were raised about the change of use of the site and subsequent habitat loss. There were also concerns raised about overlooking on the southern boundary and how community activity could be supported.

The site has been allocated for housing and our proposals would retain as much open space as possible whilst integrating new housing within a landscape context. New screening planting would be provided along the southern boundary and a range of landscape and spaces proposed to maximise habitat type as well as support use.

Community activity would be supported through the path network, integrated play within the woodland and the potential creation of a community garden at the existing orchard.



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KEY

- Existing buildings to be retained and re-purposed
- Proposed Development Zones
- Existing woodland - enhanced and managed
- Proposed Open Space - designed open space with public access
- Indicative Community Gardens
- Proposed Garden Spaces within development plots - garden spaces for residents (no public access)
- Enhanced and retained tree avenues
- Proposed woodland play
- New woodland screen planting

1. Community Orchard and growing space
2. Potential for residents garden spaces adjacent to buildings
3. Formalised grass terraced frontage
4. Primary area of community open space and picnic areas
5. Potential for Integrated drainage systems across site- for amenity and ecology benefits
6. Retained woodland paths with addition of play and seating
7. New woodland screening planting

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Trees



You Spoke



We Listened

Some comments were raised about whether there will be tree losses associated with development and how the trees have been assessed. Further comments were received around overlooking on the southern boundary.

A full tree survey has been undertaken by a qualified arboriculturalist and this has identified the key category A trees and any management actions. This has informed works undertaken recently on site.

We are proposing to retain and protect the category A Lime avenue along Hopetoun Mews and safeguard it from damage. We are also proposing new tree planting along the southern boundary and within the woodland areas to compensate for any losses associated with development.



KEY

-  Existing buildings to be retained and re-purposed
-  Proposed Development Zones
-  Existing woodland
-  Proposed succession planting
-  Proposed management and maintenance of the orchard including some restocking
-  Retained and protected tree avenues
-  Proposed scattered location of new woodland trees (indicative)
-  New woodland screen planting

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Our Proposals for Community Activation

Incidental Play

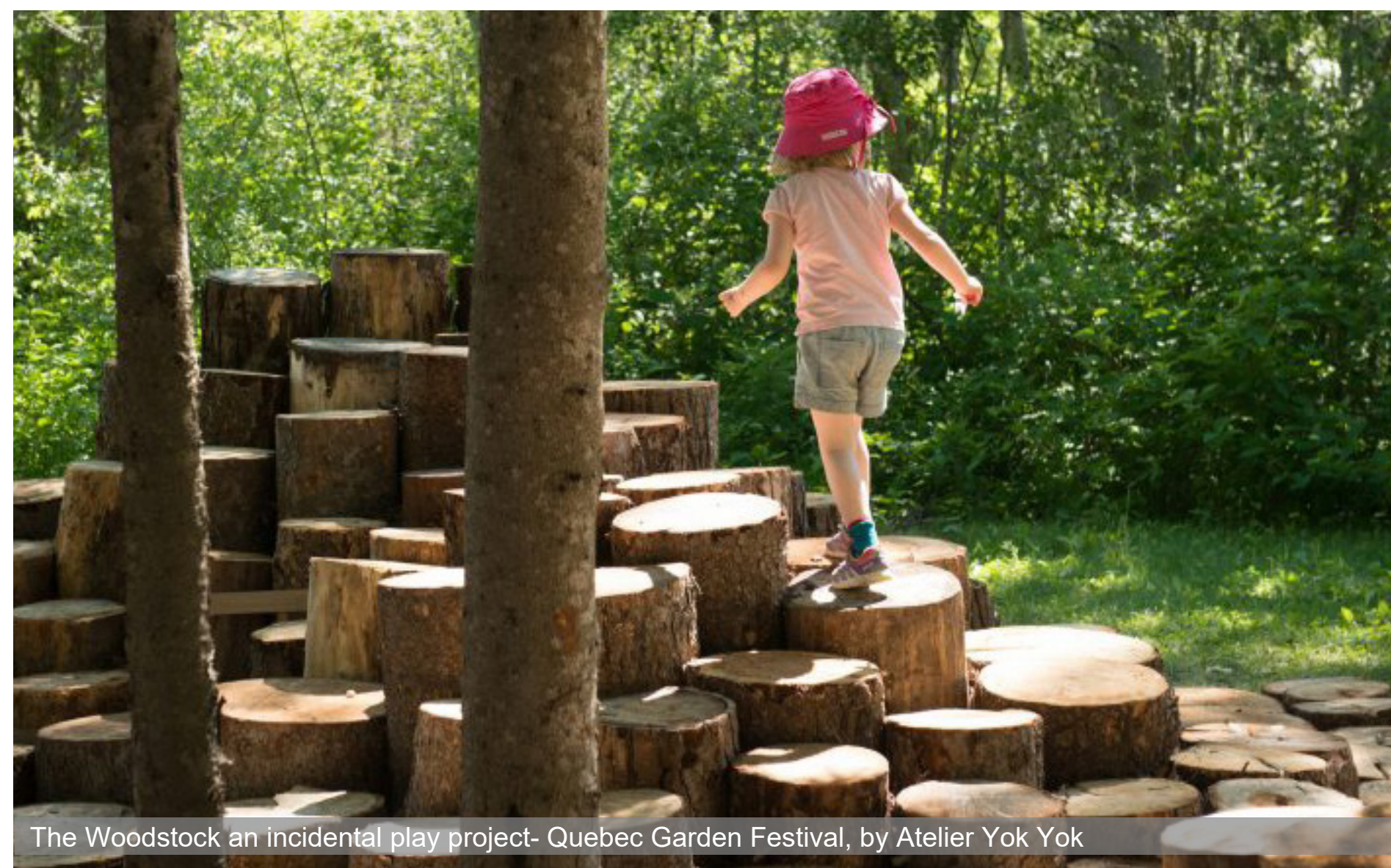
What are the benefits?

Incidental play encourages community, it is a form of public space where recreational features such as landscaping or high quality public art make it playable. It could be a useful tool in creating a more playful and engaging atmosphere in Haddington.

Herdmanflat hospital site should support community wellbeing and multi-generational access. Incidental play is proposed to support access by children of a wide range of ages and abilities.

Examples of proposed incidental play structures include:

- Jumping logs
- Wooden beams
- Themed wooden climbing structures



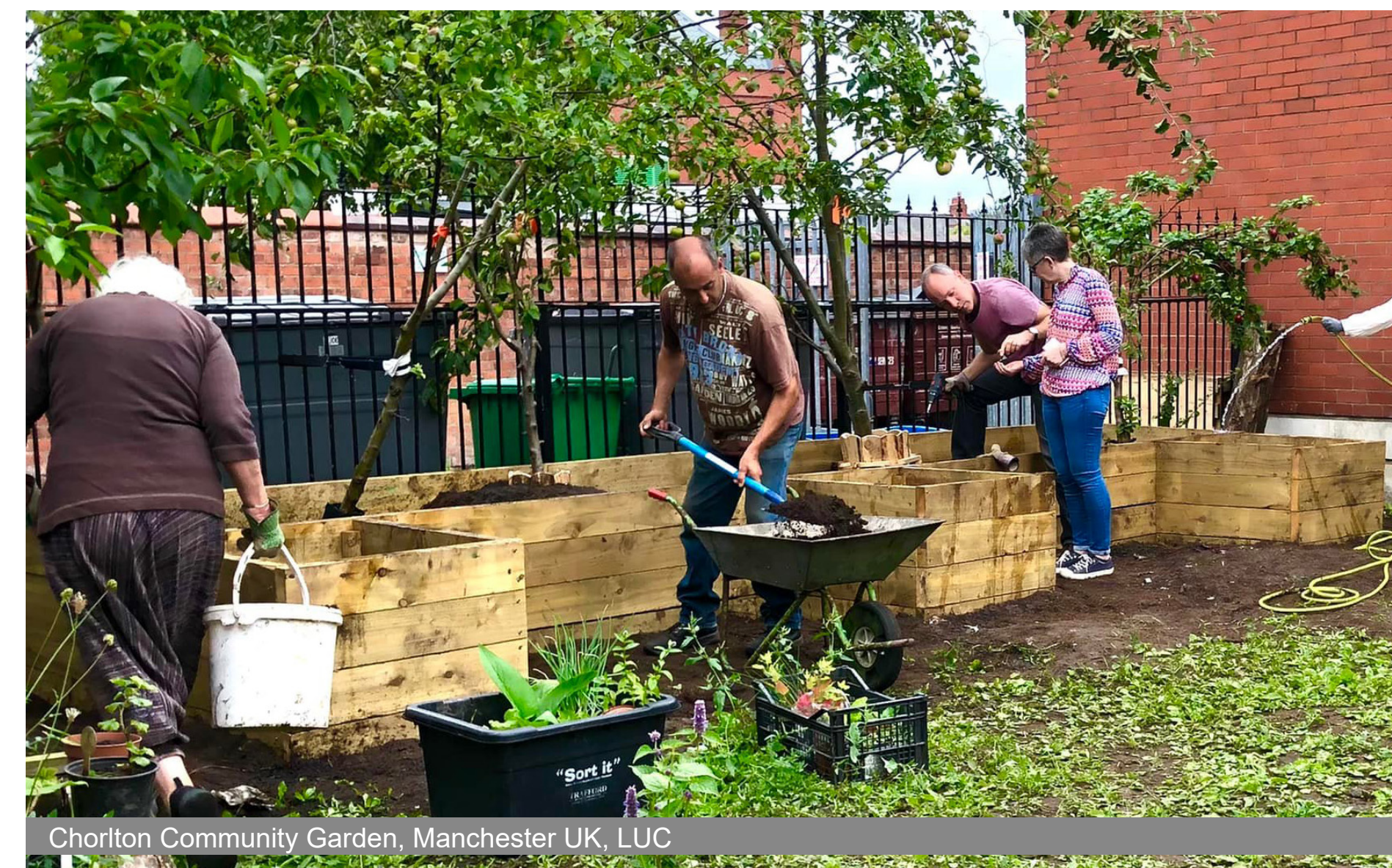
Community Garden

What are the benefits?

Community gardens provide health, well-being and environmental benefits for people of all ages and different backgrounds. Herdmanflat hospital site could be at the forefront of encouraging and inspiring the local community of Haddington to come together and grow their natural landscape.

Our proposal is to create a community garden around the orchard to include:

- Some raised beds of varying heights
- An equipment store
- Retained apple and pear trees supplemented with some new planting
- Seating areas for community interaction



Community Access

What are the benefits?

Improved access and safety will strengthen and connect the wider community of Haddington. Newly proposed car, pedestrian and cycle routes encourages the more frequent use and popularity of the Herdmanflat Hospital Site having a positive benefit on the local community.

Our proposals provide:

- An upgraded path network with fully surfaced primary routes and upgraded wheel dust paths within the woodlands
- A series of path connection points around the site boundary to provide access to the adjoining neighbourhood
- A new active travel corridor linked to the A199 to support improved access to the town centre
- Upgrading of crossings in the wider area to improve accessibility to/ from Herdmanflat to the town centre



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Exemplar Housing Developments

Kylksith Road, Kirkintilloch

New affordable housing in a rural context, developed to a Silver sustainability standard.



Muirsketh Road, Glasgow

New housing on former Glasgow City Council site, developed for Home Group Scotland.



Goldsmith Street, Norwich

Norwich City Council housing development to 'Passivhaus' sustainability standard.



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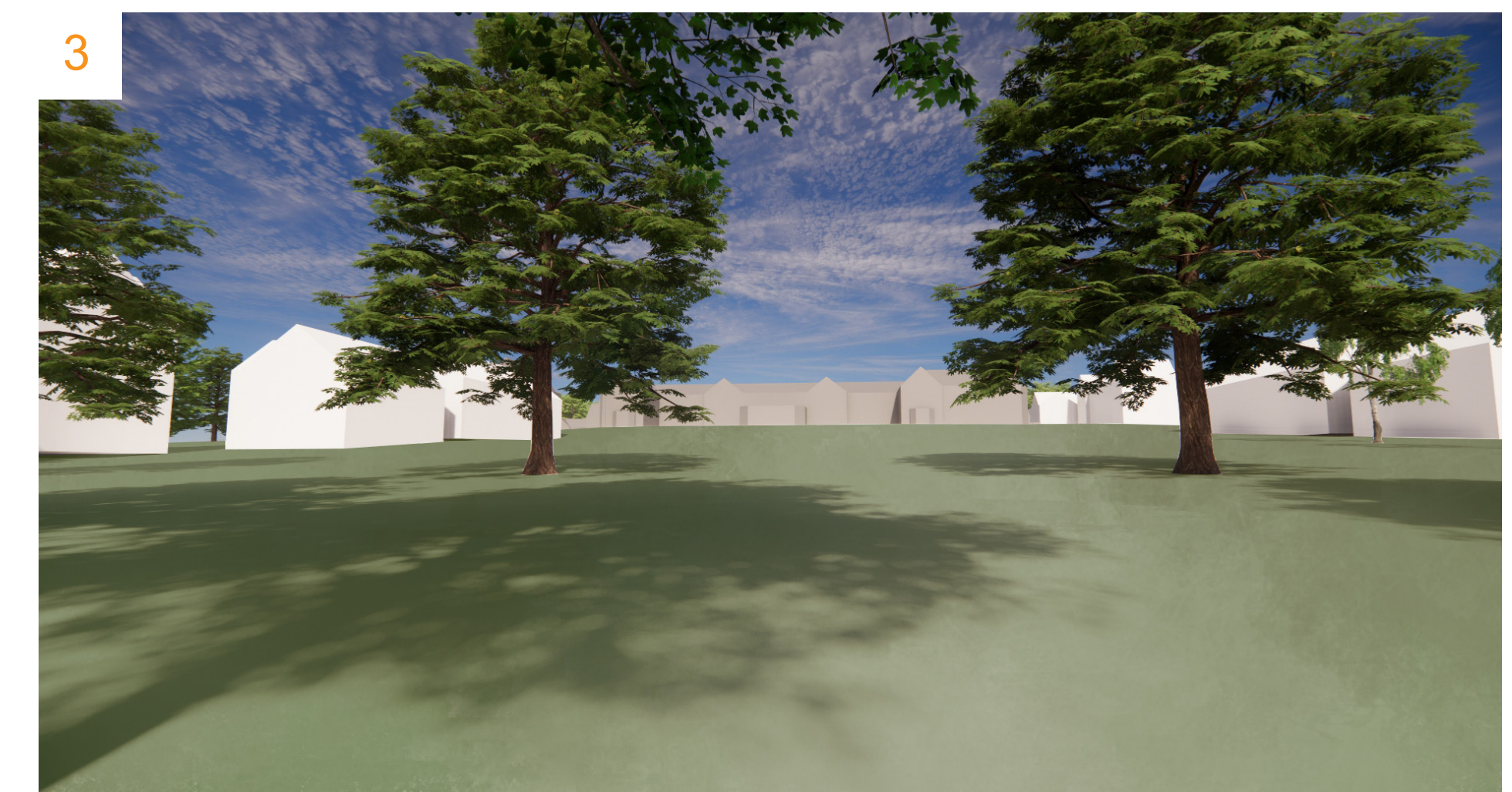
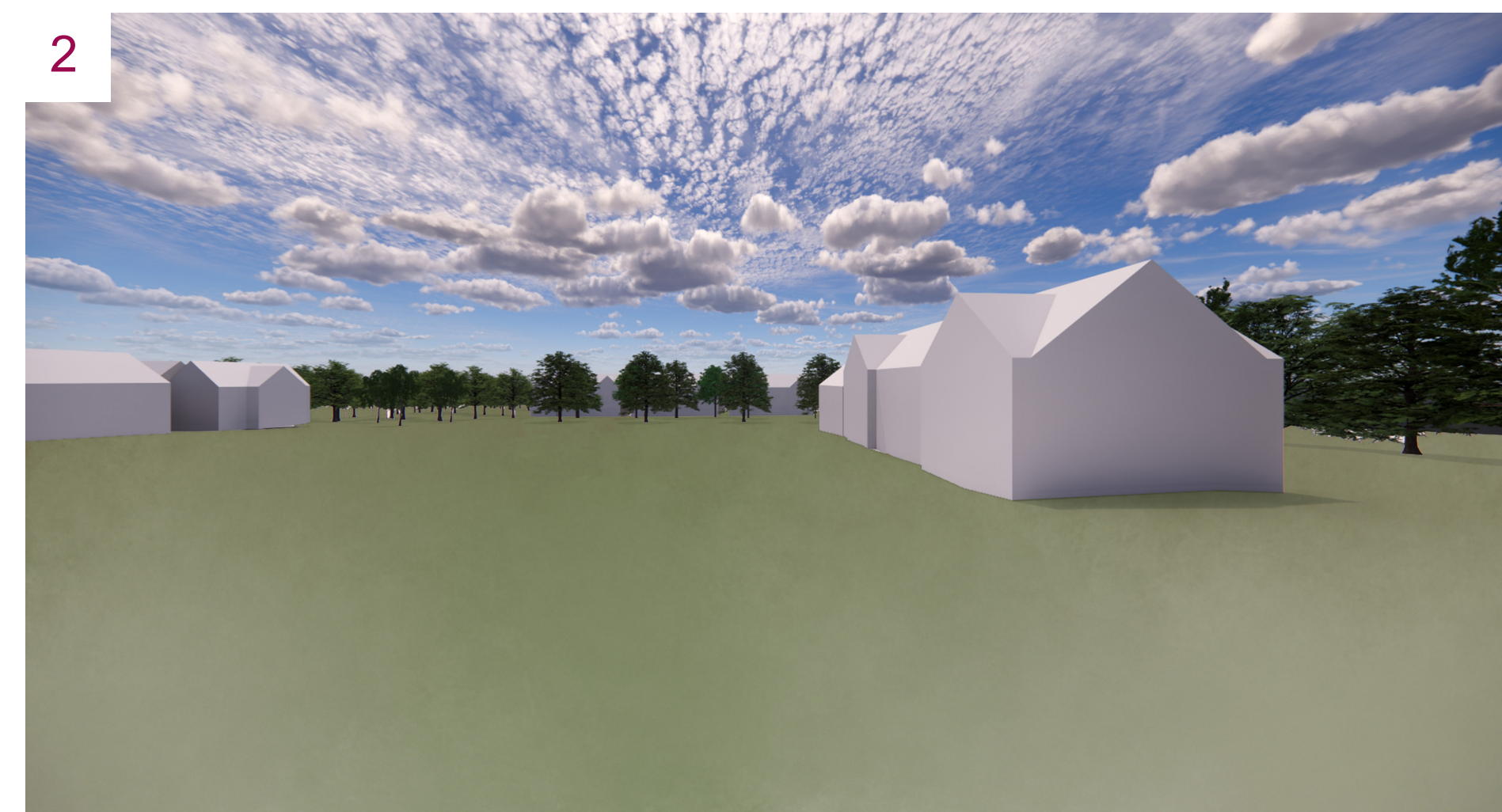
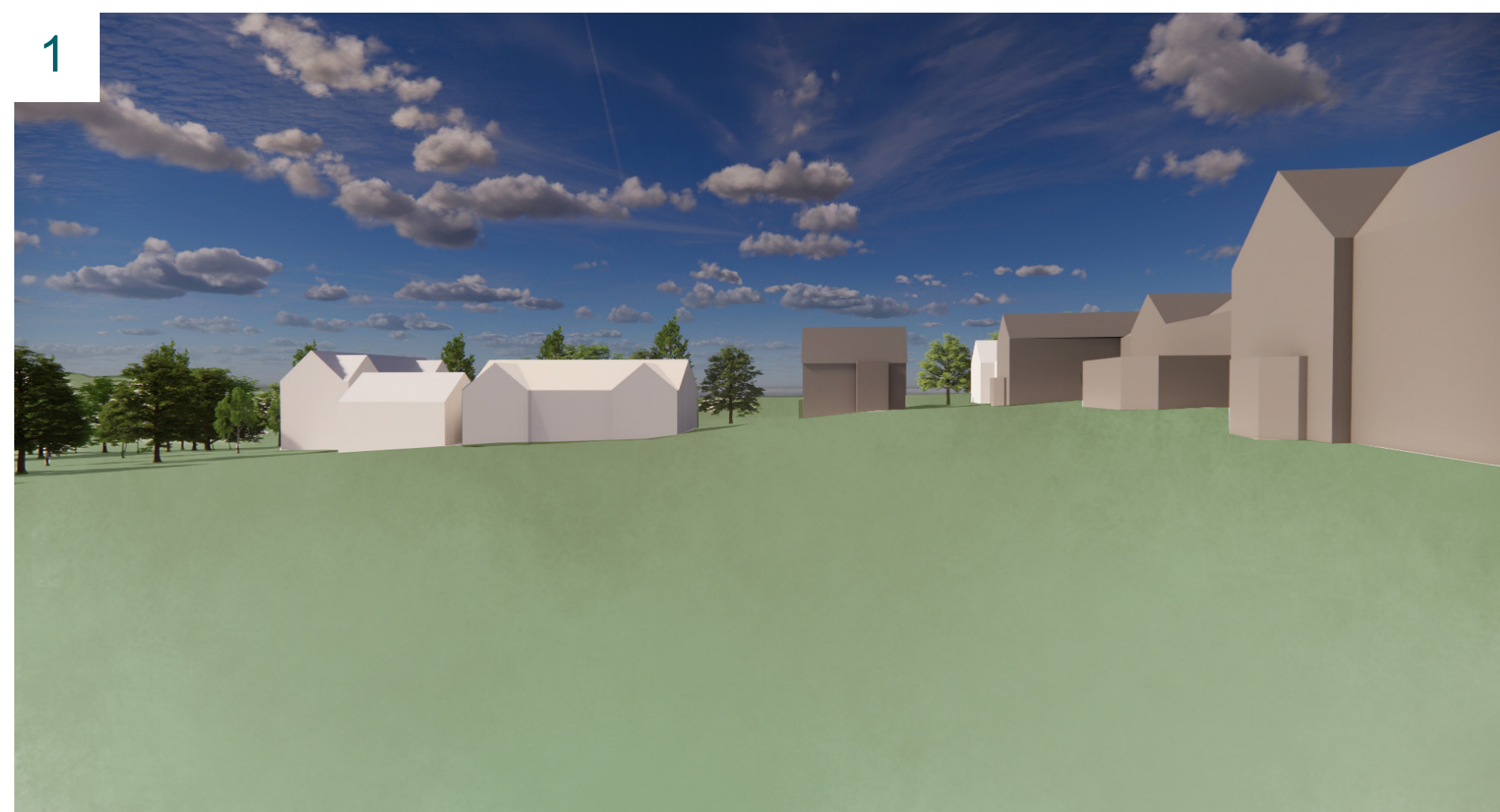
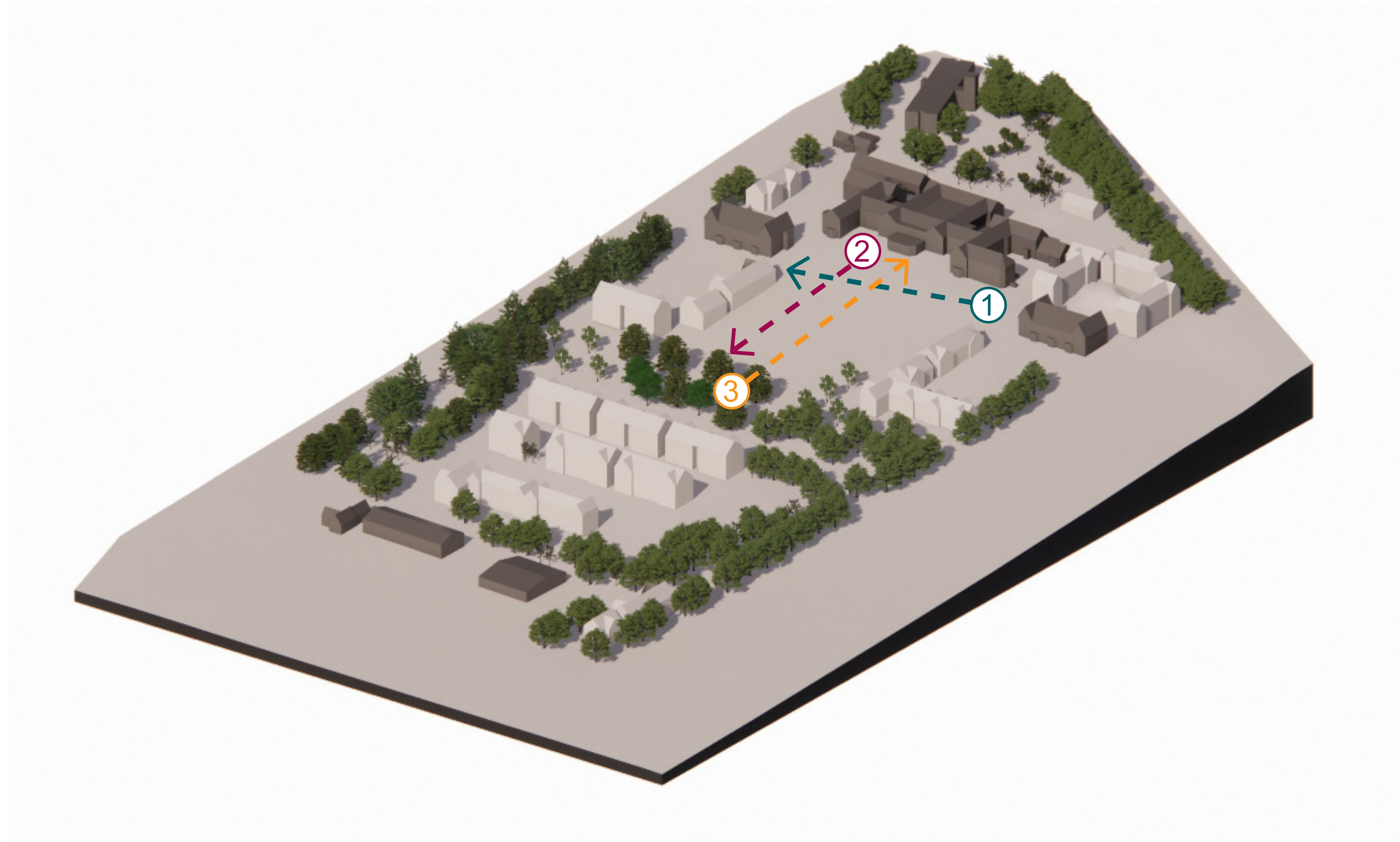
Housing Scale, Storey Heights and Massing

Both physical and digital models are being used to develop initial ideas on the scale, storey heights and massing for the proposed housing.

It is a requirement to respect the height, as well as the views from the remaining buildings on site. This means that heights are likely to range between 2 and a maximum of 4 storeys. To put this in context the existing mature trees on site are the equivalent of 4.5 to 5 storeys in height. Much more detailed work on this will be carried out after the masterplan principles have been accepted.

We are still at a very early stage and are only looking to agree the principles of development for now. Much more thought needs to be put towards the size and type of housing required and this will be dealt with through more detailed planning applications in the future.

You will get a chance to comment again on the more detailed proposals when they are available.



NOTE: Indicative massing evaluation undertaken following feedback received through the first consultation