

COMMUNITY INVOLVEMENT AND SCENARIO FEEDBACK

Effective engagement and consultation was a cornerstone to the approach to developing the masterplan. Key stages of engagement with local and national stakeholders and the community at large were built into the masterplan preparation process, the outputs from which formed the basis from which masterplan options and ultimately the final masterplan was developed. East Lothian Council, local and national stakeholders and the community were taken along the journey of identifying and appraising scenarios, informed by a robust evidence base and clear analysis. This was imperative in the development of a shared vision for the masterplan.

Stage 1

In November 2016, the first stage of community consultation was carried out to inform the Masterplan design and delivery strategy for the former power station and surroundings at Cockenzie. The full report can be found in Appendix B. This first stage comprised of the following events and activities:

- **Stakeholder Workshops** were held on Thursday 3 and Friday 4 November. The first of these sessions was for National Agency organisations, the second for Local Stakeholder organisations and individuals. The sessions covered the same baseline material and had the same exercises. Participants discussed the challenges of the site; and its potential future roles.

The workshops went on to explore possible future scenarios for the site as a result of a series of different drivers.

- **Drop-in Community Sessions** were held in multiple venues close to the former power station site. These sessions included a series of information posters, a large aerial map of the site and its surrounds and a poster to add sticky notes with ideas. Representatives of the design team were available through the 3, 5 and 9 November sessions to explain the process, listen to ideas and answer questions. Summary hand-outs were available to take away. Feedback forms were used for people to feed in their memories, thoughts and ideas. Additional unstaffed sessions were arranged for Longniddry Community Centre and Prestonpans Library during the two weeks following the initial drop-in sessions (14 – 18 November and 21 – 26 November respectively). The exhibition was publicised through direct email invitations to organised groups, in local media, flyers and posters distributed to local shops and community centres and through Twitter and sponsored adverts on Facebook.

People visiting the drop-in sessions had multiple ways to feed in their thoughts.

1. They were encouraged to complete a feedback form, which asked 5

questions covering the past, present and ideas for the future (Feedback Form is included within the Stage 1 Consultation Report – see Appendix B).

2. In addition to this there was the large 2m x 3m floor map that allowed people to explore the area from a different perspective, and mark on where they lived, what they like and do not like. While this was a subjective exercise, over time the clustering of dots began to reveal patterns such as the positive cluster for Cockenzie Harbour and negative clusters for the substation and former coalpits.
3. Post-it ideas.

These drop-in sessions were in addition to the stakeholder workshops.

A School Workshop was held on the morning of the 9 November at Preston Lodge High School. This session was attended by a cross-section of year groups, ranging in age from 12 years old – 17 years old. The primary workshop activity was the same future scenarios exercise carried out at the national agency and local stakeholder workshops.



Table 1: Stage 1 Participants and Feedback Cards

Event	Participants	Feedback Cards
Drop-In Community Sessions		
Thursday 3 November – Cockenzie Primary School	36	21
Saturday 5 November – Prestonpans Town Hall	29	15
Wednesday 9 November – Port Seton Centre	80	29
14 – 18 November – Longniddry Community Centre	-	0
21 – 26 November – Prestonpans Library	-	2
Stakeholder Workshops		
Thursday 3 November – National Agencies	26	-
Friday 4 November – Local Stakeholders	20	9
School Session		
Wednesday 9 November - Preston Lodge High School	33	32
TOTAL	224	108

Overall the feedback from the workshops and drop-in sessions suggested that the Masterplan should:

- **Create Local jobs;**
- **Raise the aspirations** of the area – whatever happens should be of such quality and note that the area is equal to the best of the best that East Lothian has to offer;
- **Create a destination** – make this a place that locals want to use, and that attracts visitors across East Lothian and beyond;
- **Create a clean and green area** – use this theme to lead all development, with areas that are to be built up following ecological development principles;
- **Respect the heritage** of the area – in particular the Battlefield – both east and west triangles;
- **Retain Natural assets;**
- Change in this area should serve to **make these communities places that people want to stay** (i.e. not dormitory); and
- Infrastructure enhancements could help **deal with the capacity constraints and other deficits** in the area – especially with new and expanding communities.

There were **tensions** concerning:

- The positive and negative impact, and viability, of **a possible cruise terminal**;
- **Energy development** outside the current footprint;
- Any development that **negatively impacts quality of life and well-being** (there is no desire to return to something similar to the power station); and
- Development that might **impact the coast or the seabed**.

However, there were many **positive hooks** for ideas and projects, such as:

- Using the scale of the site to accommodate multiple uses by deconstructing the site into sub-areas, therefore meaning **the area benefits from diversity of uses**;
- **Large scale public art** to act as an anchor for a destination;
- **Formalise much of the informal recreational use** that already takes place across the site – and create further opportunities with this increased access; and
- **An opportune time for Cockenzie Harbour** – whether it develops into a marina or not, this is a key opportunity to realise the potential of this area.

Regarding the process, there was some concern that the Masterplan was a repeat of processes that have taken place in the past with no progress being made, but there were also comments that the process was indicative of an open and fresh approach to the area by East Lothian Council, including allowing questions to be asked regarding the process.

From this first stage of consultation, the following conclusions were drawn:

- The commonalities between the scenarios present a framework based around greenspace and green networks around which other elements can be structured;
- There are areas that are generally considered to be appropriate for development, and other areas that are not;
- Development should add value to the local communities and East Lothian, enhancing the area as a chosen location;
- Consideration should be given to areas outside the Masterplan boundary – the Masterplan should as far as possible act as a catalyst for positive change in these areas in addition to areas within the Masterplan boundary.

The consultation analysis and report was used as a basis for producing Masterplan options, alongside the technical baseline material.



Stage 2

In February 2017, the second stage of community consultation was carried out to update the community on the progress to that point, to provide an opportunity to review several Masterplan scenarios and to provide feedback that would be used to inform the final Masterplan design and delivery strategy, for the former power station and surroundings at Cockenzie. The full report can be found in Appendix C. This second stage comprised of the following events and activities:

- **A Combined Stakeholder Workshop** was held on Wednesday 1 February. This session drew together participants from both the previous stage 1 National Agency workshop and local stakeholder workshop. The session provided an update on the process and how the Masterplan scenarios for review had been produced. Participants worked in mixed groups to review each of the Masterplan scenarios based on the framework that the Masterplan team had produced. The criteria by which the scenarios were evaluated were: Planning Policy compliance, Economic impact, Environmental impact, green framework, appropriate development, quality of life, value to the local community and positive catalyst for change. Each of these criteria was to be evaluated on a 1 - 3 scale. 1 being compliance or positive contribution to the principle, 2 being neutral, or does not advance the principle and 3 being non-compliance or a risk to the principle.

- **Drop-in Community Sessions** were held in multiple venues close to the former power station site as before. These sessions included an exhibition that explained the process, set out the evaluation criteria and presented the Masterplan scenarios and a feedback booklet for participants to complete their own evaluation, including the opportunity to create their own scenario hybrid. In addition to this material, there were set times for presentations at each of the drop in sessions, followed by Questions and Answers.

During the week following the initial drop-in sessions (10th - 17th February), additional unstaffed sessions were arranged for Port Seton Library, Prestonpans Library and Longniddry Community Centre. These sessions were publicised through direct email invitations to organised groups and previous participants, in local media, flyers and posters distributed to local shops and community centres and through Twitter and sponsored adverts on Facebook.

The presentations were very well attended, with extended Q&A sessions. On the occasion that these sessions over-ran into the next scheduled presentation there was an opportunity for attendees to ‘tour’ the exhibition with a senior member of the team for a full explanation of the process, outputs and how we would use their evaluations.

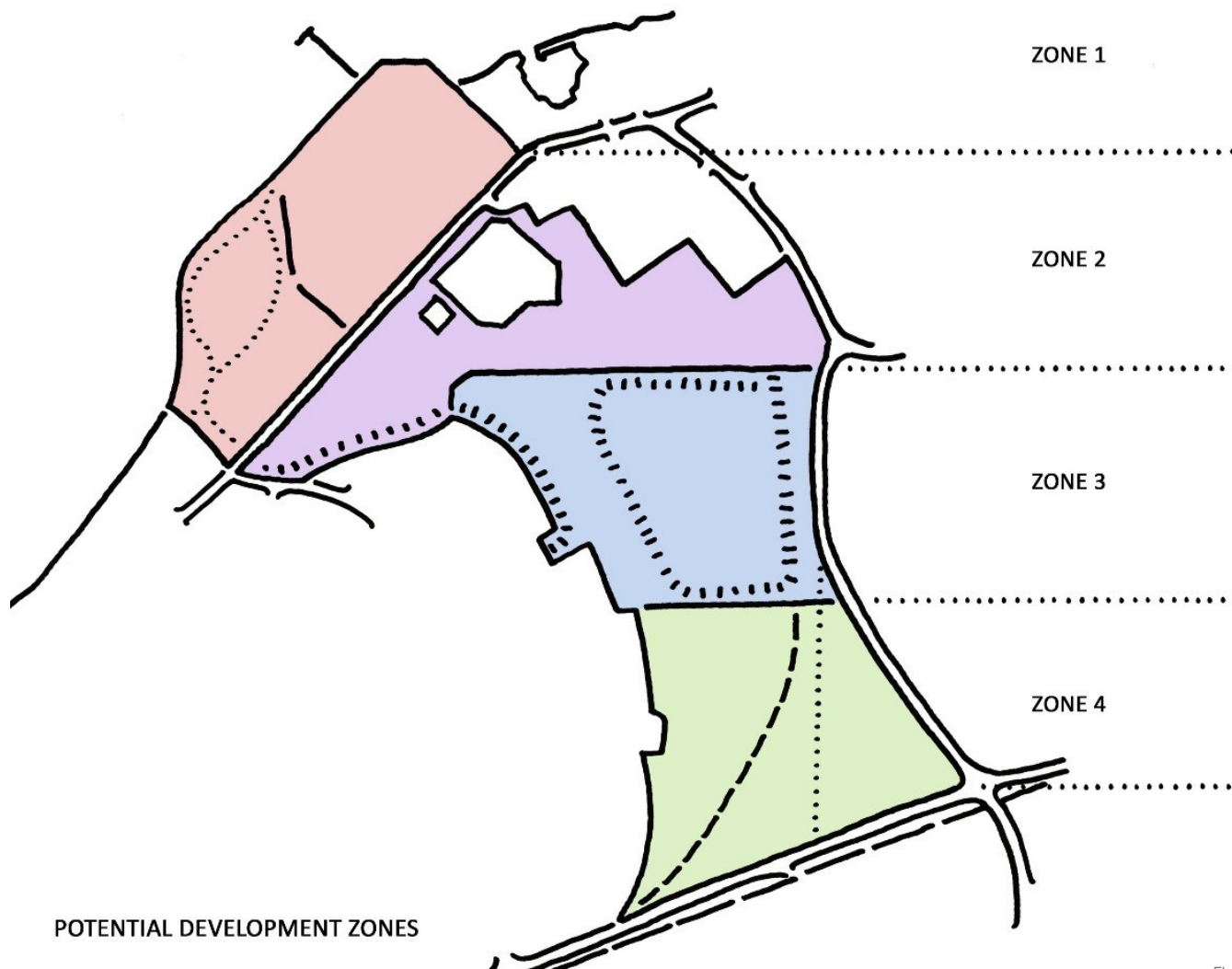
School Workshops were held on 8 February at Preston Lodge High School and 23 February at Longniddry Primary School. The first session was with the same group who had previously participated, a cross-section of year groups, ranging in age from 12 years old – 17 years old. The primary workshop activity was a similar evaluation of the Masterplan scenarios that had been carried out at the combined stakeholder workshop. The Longniddry session was with Primary 6 and 7 pupils, who listened to a presentation on the process and proposed their own hybrid scenarios for the Masterplan area.



Table 2: Stage 2 Participants and Feedback Cards

Event	Participants
Drop-In Community Sessions	
Wednesday 1 February – Cockenzie Primary School	38
Saturday 4 February – Prestonpans Town Hall	56
Wednesday 8 February – Port Seton Centre	58
Stakeholder Workshops	
Wednesday 1 February – National Agencies and Local Stakeholders	42
School Sessions	
Wednesday 8 February - Preston Lodge High School	30
Thursday 22 February – Longniddry Primary School	58
TOTAL	282
Feedback Cards Received	77





Development Zones

The review of site conditions and opportunities led to four site zones – Coastal (Zone 1), Energy Quarter (Zone 2), Coal Store (Zone 3), and Battle of Prestonpans (Zone 4) – being identified (Figure 11). It was decided that uses could be allocated to these zones, individually and in combination, that could coalesce to form a coordinated and unified whole. During this process of assimilation, it was clear that some combinations were more successful than others in the generation of a coherent strategy for the site, and out of the many hundreds of potential combinations, several were selected that seemed an appropriate basis for scenarios which could then be tested against several criteria.

Figure 11: Development Zones

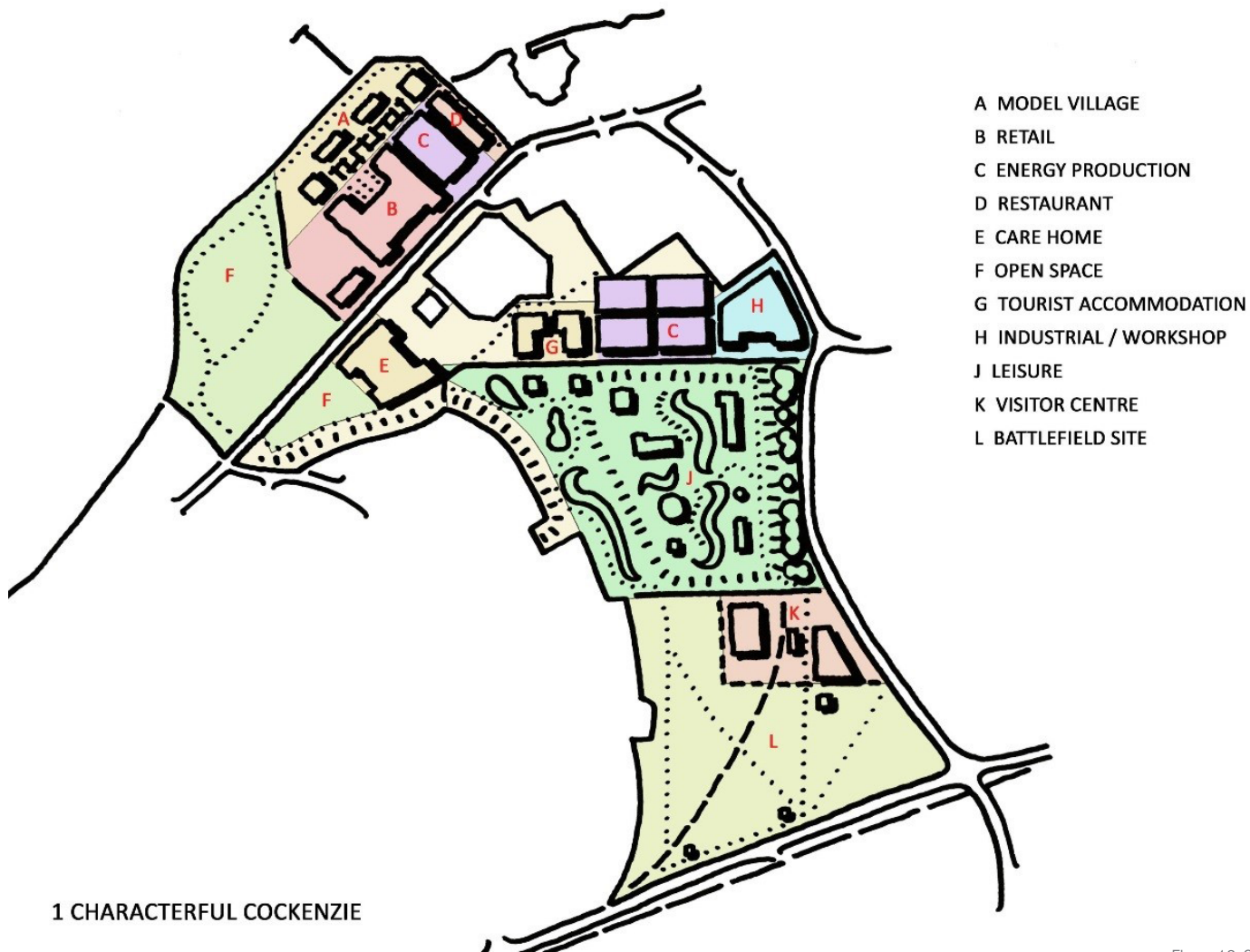
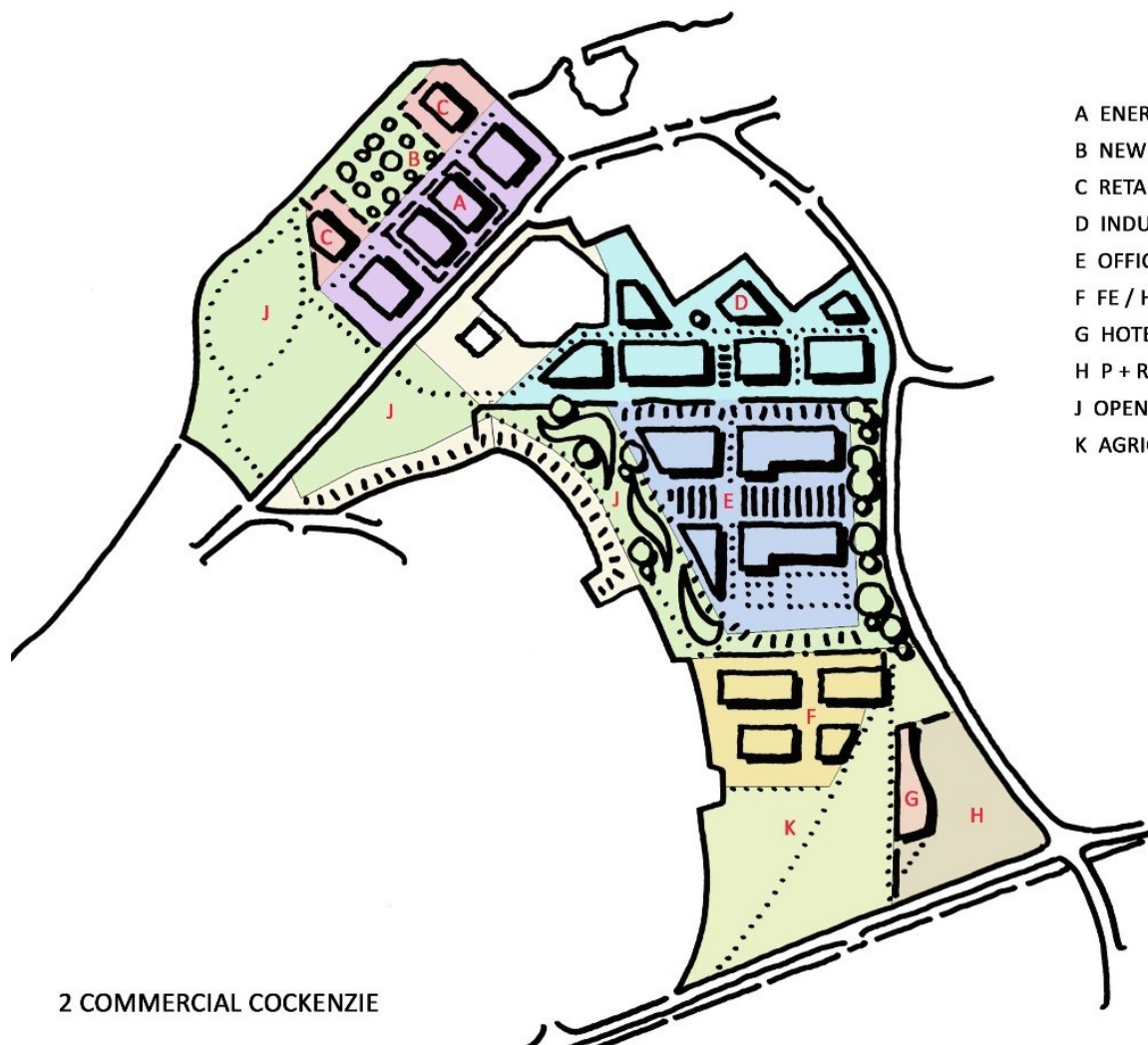


Figure 12: Characterful Cockenzie

Scenario 1 – Characterful Cockenzie

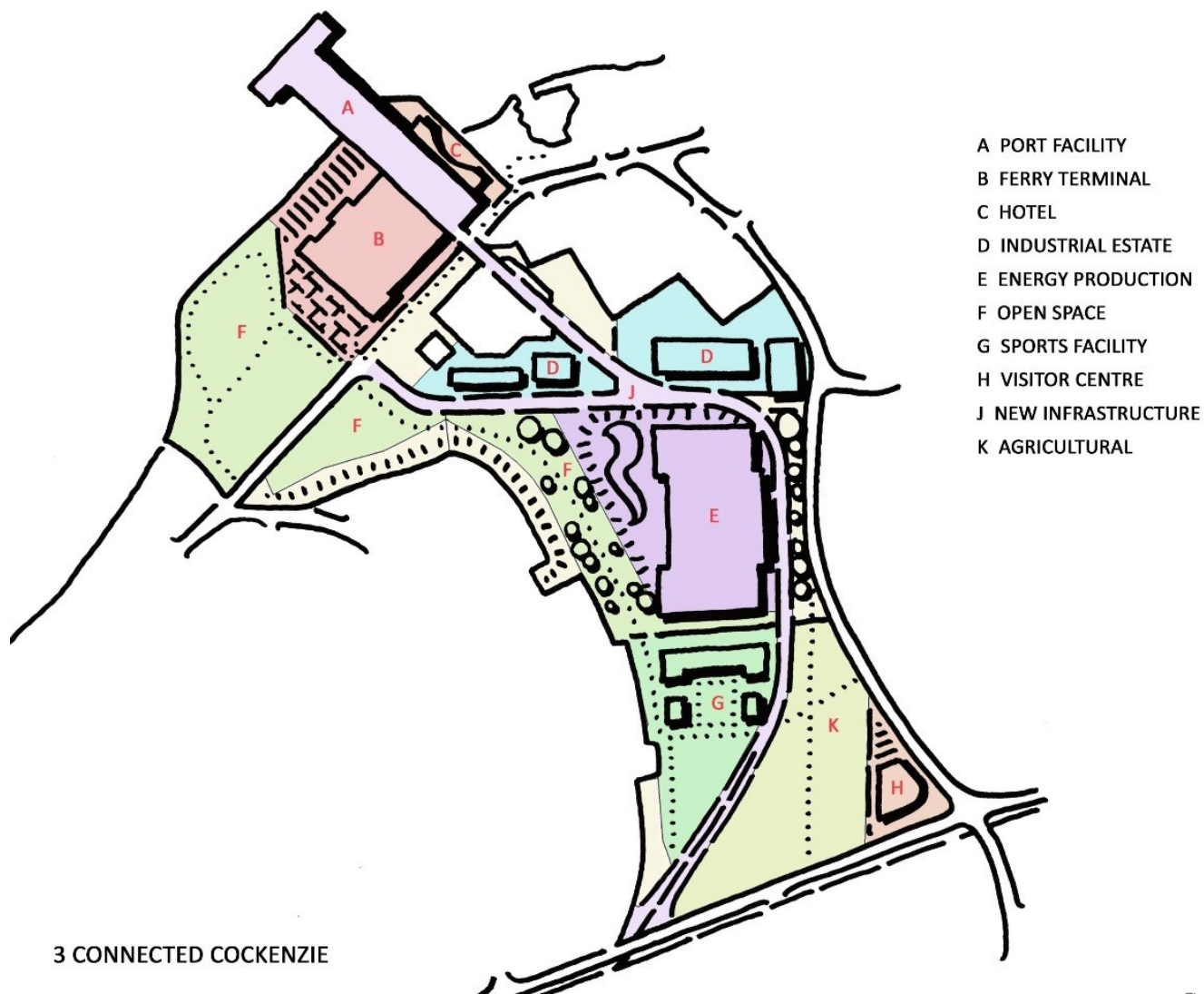
Characterful Cockenzie (Figure 12) focused on green space and recreation and tourism uses as being the main driver for transforming the site with limited provision for energy uses and industrial uses.



Scenario 2 – Commercial Cockenzie

Commercial Cockenzie (Figure 13) focused on commercial uses such as energy production, industrial uses and office development as the main driver for transformation on the site.

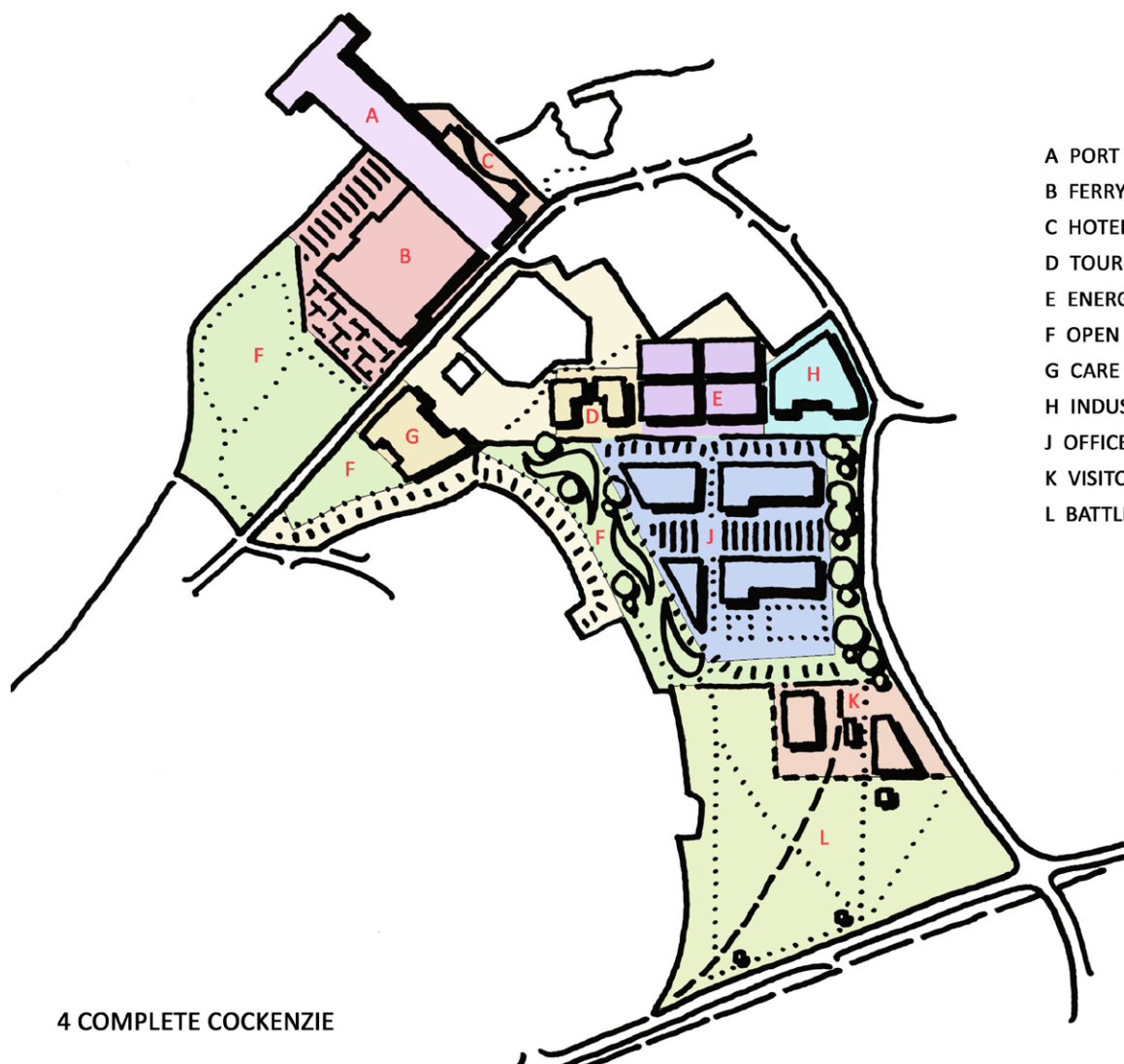
Figure 13: Commercial Cockenzie



Scenario 3 – Connected Cockenzie

Connected Cockenzie (Figure 14) focused on transport infrastructure as the main transformative intervention on the site with associated energy uses and commercial development as well as other recreational facilities.

Figure 14: Connected Cockenzie



- A PORT FACILITY
- B FERRY TERMINAL
- C HOTEL
- D TOURIST ACCOMMODATION
- E ENERGY PRODUCTION
- F OPEN SPACE
- G CARE HOME
- H INDUSTRIAL / WORKSHOPS
- J OFFICE / HQ EMPLOYMENT
- K VISITOR CENTRE
- L BATTLEFIELD SITE

Hybrid – Complete Cockenzie

Complete Cockenzie (Figure 15) provided an example of a hybrid, combining zones from the other scenarios.

Figure 15: Complete Cockenzie

YOUR SUGGESTION

We have produced one possible hybrid scenario to demonstrate how the different themes and zones could work together. Please use the following **blank zone map** and the **zone codes** from the previous themes to propose your own **preferred hybrid**. Then, we would like you to **evaluate** it.

☐ Green Framework
 ☐ Appropriate Development
 ☐ Value to Local
 ☐ Catalyst for Positive Change
 ☐ Quality of Life

Further Comments ?

COCKENZIE MASTERPLAN

Welcome to the second stage in the consultation for the masterplan.

This stage presents different scenarios the masterplan team have put together using the inputs from the first round of consultation. We are asking you to review these variants, to evaluate how you think they contribute and to make any other suggestions.

The material from this stage will be used to work towards a preferred masterplan approach that will be presented to East Lothian Council.

Is the vision right? Are there any amendments you would make?

Have we got the masterplan guiding principles right? Are there any amendments you would make?

If you would like to be kept updated, please leave your name & contact details

NAME: _____

CONTACT DETAILS: (email or postal address) _____

These scenarios have been produced each using a **lead theme**, representative of possible approaches to the site. In reality the optimum plan will be a hybrid, drawing on elements from each of these themes.

Evaluate these scenarios using the following scale:

1 = Positively contributes to the principle
2 = Neutral, does not advance the principles
3 = Risk to the principle that needs mitigated

Scenario 1 "Characterful"

A- Model Village C- Energy Production
B- Retail D- Restaurant

☐ Green Framework
☐ Appropriate Development
☐ Value to Local
☐ Catalyst for Positive Change
☐ Quality of Life

Scenario 2 "Commercial"

A- Energy Production
B- New Open Space
C- Retail/ Leisure
D- Industrial/ Workshops
E- Office/ HQ Employment
F- FE/ HE Campus
G- Hotel
H- P + R
J- Open Space
K- Agricultural

☐ Green Framework
☐ Appropriate Development
☐ Value to Local
☐ Catalyst for Positive Change
☐ Quality of Life

Scenario 3 "Connected"

A- Port Facility
B- Ferry Terminal
C- Hotel
D- Industrial Estate
E- Energy Production
F- Open Space
G- Sports Facility
H- Visitor Centre
J- New Infrastructure
K- Agricultural

☐ Green Framework
☐ Appropriate Development
☐ Value to Local
☐ Catalyst for Positive Change
☐ Quality of Life

Scenario 4 "Illustrative Hybrid"

A- Port Facility K- Visitor Centre
B- Ferry Terminal L- Battlefield Site
C- Hotel
D- Tourist Accommodation
E- Energy Production
F- Open Space
G- Care Home
H- Industrial/ Workshops
J- Office/ HQ Employment

☐ Green Framework
☐ Appropriate Development
☐ Value to Local
☐ Catalyst for Positive Change
☐ Quality of Life

Stakeholder Workshop Evaluation

Table 3 shows the total scores given by the groups for each scenario, and the averaged total score. It highlights that Scenario 2 - Commercial Cockenzie and Scenario 1 - Characterful Cockenzie received the most positive evaluation scores. Nevertheless, the scores are to be caveated, since most of the scores given in the eight criteria were conditional, for example on relocating particular uses, or the group defining a particular scale of development.

Community Evaluation

Table 4 shows that for the community evaluation through the feedback cards "Characterful Cockenzie" and "Commercial Cockenzie" scored best in the evaluations (where a low numerical score equals a better evaluation). These two scenarios were community led and employment led which is indicative of the emerging community aspiration for the area. Scenario 3 "Connected Cockenzie" which is connectivity and infrastructure led demonstrated a divergence in opinions, specifically around the port facility and the ferry terminal. For some participants it is viewed as the best option available and for others it elicits a negative reaction. The question of scale is still an issue, the comments indicate that something on a smaller scale, less reliant on additional on-shore infrastructure would be acceptable.

Table 3: Stakeholder Workshop Evaluation

Group	Scenario 1 Characterful Cockenzie	Scenario 2 Commercial Cockenzie	Scenario 3 Connected Cockenzie	Hybrid Scenario
1	16	18	21.5	-
2	13	13	23	16
3	14	15	21	19
4	-	-	17	19
5	13	11	17	12
6	15.5	14	17.5	-
Averaged Total	14.3	14.2	19.5	16.5

Table 4: Community Feedback Card Evaluation

	Number of responses	Total score	Averaged score
Scenario 1	40	275	6.87
Scenario 2	40	373	9.32
Scenario 3	37	440	11.89
Hybrid Scenario	39	410	10.51

Key Emerging Ideas

From the analysis of the feedback, the following key ideas were identified:

- Incorporating multiple uses on the site to maximise the economic and community benefit. There is a desire that one does not compromise the other.
- Any development that prevents a wide mix of uses is identified as negative.
- Open space, outdoor recreation, green buffer zones and corridors, are all still important. Green space can be used to create buffers between uses, while at the same time connecting them.
- The development of any infrastructure on the site should be designed in a way which allows continued access to the waterfront where possible.
- Many people are starting to make connections between the different uses, build a coherent picture of how the site might work. For example, an education/training facility would provide training and routes to employment in any office or industrial workshops, tourist accommodation/recreation would relate to heritage attractions and other new destination attractions.
- If Inchcape proposals or other energy could be consolidated with the existing transformer and fulfilled NPF3 designation it would be acceptable.
- The debate on the port/cruise facility cannot be settled without a clear view on the scale, impact, benefit and the required land-take for the facility itself and associated infrastructure.



Consultation Conclusions

Opinion settled on a hybrid of scenario 1 “Characterful Cockenzie” and scenario 2 “Commercial Cockenzie” was the most favoured. However, there were responses that thought “Connected Cockenzie” presented the better solution for the area, particularly if there was a strong local employment element.

The uses suggested in these variants were recurrent in the different hybrid scenarios although there was not a general agreement on the location of these uses. The general zoning uses is:

- Zone 1 is largely for recreational use, with potentially an element of energy-related uses where appropriate.
- Zone 2 and 3 for employment, energy and education uses.
- Zone 4, the battlefield site, for heritage, tourism and visitor uses.

Whilst balancing with economic ambition, there is a consensus on the need to preserve the green open aspects of the site.

Some of the tension present from the first consultation still existed especially around the viability and the positive and negative impact of the cruise terminal, as well as any developments that would have a negative impact on the quality of life and well-being of local residents. Another tension was the presence of retail and the potential impact this could have on the existing town centres. Nevertheless, an agreement on the green nature for the energy use was expressed.

The consultation analysis and report was used as a basis for producing the Masterplan alongside the technical baseline material.