



Topic Paper ELC 005

Review of Local Development Plan 2018

Paragraph 93 of the Scottish Government Local Development Planning Guidance states that;

“as part of the preparation of the Evidence Report, the planning authority should evaluate whether the previous plan has delivered on its outcomes, and allocations, identify any lessons learnt for the preparation of the new plan and consider the appropriateness of the previous spatial strategy. However, new proposals or site-specific detail should not be included at this stage”.

This Topic Paper addresses this requirement by reviewing the Objectives, Proposals and Policies included in LDP1. It considers the extent to which each has been delivered. The narrative also looks at whether there have been any lessons learned from the policies that can be considered further through the development of LDP2. The Policies are grouped by themes and examples are provided where the policies have been tested through appeals and the outcome of these decisions. The Topic Paper also outlines whether any changes to policy approaches have been brought in through NPF4 and whether these result in the need to consider alternative policy direction or the development of additional strategy.

Where this review of the current plan has highlighted areas of policy or strategy that require change or additional strategy development, the process through which these actions will be progressed is set out in ‘Action for Proposed Plan’ in each of the other Topic Papers.

The Review of the Current Plan Section of the Storymap includes a summary of the key points from the review of the current LDP along with maps showing the progress in delivering the LDP spatial strategy. The information below augments the Storymap by providing more detail and commentary on the delivery and use of individual objectives, strategy and policy.

1. LDP1 Vision

At the time of writing Being a part of the Edinburgh City Region the planning vision for East Lothian has already been set by SESplan’s SDP, namely that: “By 2032, the Edinburgh City Region is a healthier, more prosperous and sustainable place which continues to be internationally recognised as an outstanding area in which to live, work and do business.”. This Vision has

Aims and Strategy Drivers [SOA: 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10]

LDP1 contains a series of aims and strategy drivers linked to the Councils single outcome agreements.

Aims and Strategy Drivers	Progress of Implementation
<p>1. To recognise that East Lothian is part of the wider city region and has a significant role to play in accommodating and providing for the city region’s, as well as its own, economic, population and household growth, while safeguarding where appropriate assets that are irreplaceable and facilitating change in a sustainable way;</p>	<p>The SESplan examination set the LDP focussed on large scale growth, a challenging growth target and one which included accommodating elements of growth generated from Edinburgh. Proposals to deliver this strategy have been successful with the majority of housing sites and associated infrastructure either delivered or programmed for delivery. With the focus being on large scale growth there were inevitable trade offs with a significant level of green field development and large scale development that has changed the character of many of the towns in the County.</p> <p>National planning regime also made it harder to focus on issues such as design, health or inequalities. This population increase has put pressure on local services but many of these impacts on schools, sports facilities and</p>

	<p>transport have been addressed through the delivery of new infrastructure. Beyond this the plan has on the whole managed to deliver the strategy set out by SESplan in a manner that protect the assets of the area.</p> <p>Growth related aims for future strategies should be more rounded and have a greater emphasis on environment and health.</p>
<p>2. To identify locations where development of different types associated with these aims can take place, where relevant within the appropriate timescales, as well as where certain types of development should not occur;</p>	<p>The strategy of the LDP was to concentrate growth in main settlements and primarily in the west of the area due to the proximity to the main job market of Edinburgh. Sites were successfully identified to meet the requirements of the SDP and these have been delivered at unprecedented rates. The levels of housing that have been delivered do not match with the requirements of SESplan but this relates to the SDP including unnecessarily high growth targets and having an unrealistic delivery timetable. The effective land was made available by the LDP but the need or capacity in the development industry did not exist to deliver at the rates SESplan envisaged. However, this growth continues and will provide supply for the next LDP. This growth has led to a considerable change in the character of some settlements such as Craighall and Wallyford, change that has often been perceived as being negative but this impact can only be judged when these new additions are given a chance to integrate with the existing communities.</p>
<p>3. To provide an appropriate framework of policies and proposals that promote and manage development in the area towards these aims whilst securing the right development in the right place and that do not allow development at any cost.</p>	<p>The success of each of the policies is set out below. Overall, they have achieved the aims of the LDP to facilitate the delivery of development in locations chosen through the development plan process while protecting the natural and cultural assets of the County. In addition, they have on the most part been upheld through appeals showing both the suitability of the policies and the strategy they are in place to deliver.</p>

2. Objectives

Objective	Progress of Implementation
<p>To ensure that new development, and the locations where and the way in which it is delivered, contributes to climate change and regeneration objectives, including reducing inequalities, the need to travel, greenhouse gas emissions as well as energy consumption and waste, and to provide for appropriate renewable energy generation opportunities;</p>	<p>With the levels of growth in the LDP it was always going to be a challenge to reduce emissions and address climate change. Levels of traffic have increased although this has not led to any specific areas of air quality concern. On a positive note there has also been an increase in public transport patronage. The loss of greenfield sites has been unavoidable and will continue through the build out of the remaining sites in LDP1.</p> <p>New sites have been delivered in deprived areas but the overall success in delivering regeneration will take longer to measure although they have in many instances led to the provision of new schools and sports facilities.</p> <p>Potential inequalities have been addressed though the delivery of affordable housing and the layout of new developments but through LDP2 there requires to be further focus on areas like delivering adaptable housing.</p> <p>Success in addressing emissions has been achieved through building standards and planning policy have considerably increased onsite renewables and energy efficiency of new buildings.</p> <p>The climate and nature emergencies and increased focus on public health will require an increased focus on these issues through LDP2.</p>
<p>To make efficient use of land, buildings and infrastructure, prioritising the development of previously developed land over greenfield land where appropriate, while recognising that the nature of East Lothian and the scale of strategic development requirements will likely require significant amounts of greenfield land, including prime quality agricultural land, to be used;</p>	<p>The LDP has promoted the reuse of previously developed land or buildings and this has been particularly successful in rural areas where numerous steadings have been redeveloped.</p> <p>Redevelopment of the County's main brownfield site at Cockenzie is progressing and will be a main part of the LDP2 strategy. Elsewhere there is little brownfield land but these sites have been challenging to redevelop and several remain vacant. LDP2 will require to continue to promote their</p>

	<p>reuse. Sites in the last strategy were primarily on greenfield land which was often of prime agricultural value. Many of these sites will become part of the land supply in LDP2. Through LDP2 the remaining brownfield sites will be promoted but will probably not be sufficient to address any housing land shortfall. While some new greenfield allocations may still be required it is important that for LDP2 the site selection process is modified to avoid the highest grades of agricultural land and help meet the increased focus on climate and nature.</p>
<p>To ensure that new development respects the character, appearance and amenity of the area, including its settlements and their settings;</p>	<p>The spatial strategy of the LDP concentrated a large proportion of the new development required in settlements to the west of East Lothian and to those in the main transport corridors. The volume of new development required was inevitably to impact on existing communities and the emphasis placed in LDP1 was on securing landscape fit and the introduction of strategic mitigation such as Green Belt and Countryside Around Towns to protect important areas of landscape setting and recreational amenity around towns and villages and have successfully defended these areas at appeal. Detailed design guidance and site briefs were produced for many sites and significant efforts have been made to ensure that development fits as best as it can with the character of local towns. However, the need to deliver housing at pace meant there was less scope to push for significant improvements to design through the application process. There should be more scope under NPF4 policy to require development sites brought forward by LDP2 to more strongly reflect the character of an area.</p>
<p>To meet economic and housing land requirements in appropriate marketable locations so new housing, including affordable housing, and opportunities for economic growth and job creation can be delivered;</p>	<p>Land for housing was identified to meet the requirements of the SDP. Over 90% of these sites have significantly progressed through the planning process and over half have been delivered. Through appeals there have been multiple challenges on the availability of housing land, none of which have been successful. This highlights the success of meeting the housing land requirement.</p>

	<p>Affordable housing policy has also been successful in gathering the land required to meet the substantial affordable housing need. Since the adoption of the LDP the Council has been successful in attracting government funding for affordable delivery but in recent years the availability of finance has made delivery harder.</p> <p>The delivery of employment land has been more challenging. The main sites in the east at Craighall, Cockenzie and QMU have progressed successfully and will continue to be key elements of the spatial strategy for LDP2. Other employment land has been slow to progress, mainly because landowners would rather these sites were developed for housing. There have been a number of challenges seeking housing on employment sites, for example at West Windygoul and Kingslaw which were rejected at appeal though a site at Mid Road Industrial Estate in Prestonpans was allowed on appeal for affordable housing.</p> <p>A key focus for LDP2 will be to reconsider the employment land supply, reassess the undeveloped employment land sites and deallocate those not promoted through LDP2 process. It has also been challenging to secure the delivery of the employment elements within mixed use sites such as Mains Farm at North Berwick, and it is often left to the end of the site delivery before its viability is questioned. LDP2 will need to consider alternative policy to ensure such sites are delivered in their totality.</p> <p>There remains a shortage of affordable housing and this is something that LDP2 and the LHS will need to consider further although any increase in delivery is challenging due to a lack of funding.</p>
In so doing, to promote regeneration and the creation of mixed communities which provide opportunities for employment and housing, including affordable homes, and areas for leisure and recreation and other services and amenities locally, recognising the town centres first principle;	<p>The SDP strategy aimed to locate new development close to services or create new mixed communities.</p> <p>Overall, this has been successful with education and sports provision provided alongside new development. Affordable housing has been delivered mixed in as part of overall developments and new developments all have access to open space.</p>

	<p>However, there have been issues with offsite connectivity and the ability for some sites to link in sustainably to wider settlements through the delivery of green networks. With the emphasis in the old planning system being mainly on housing delivery the ability to require the delivery of some of these wider environmental and health related opportunities has been restricted and this is something that LDP2 will seek to remedy.</p>
<p>To recognise the important role that town and local centres and other mixed use areas have in providing services locally and to protect them from inappropriate development while identifying where and how appropriate new beneficial development opportunities may be realised;</p>	<p>Town centres have been protected from inappropriate development and they remain generally successful with lower than average vacancy rates. This has also been supported through resisting uses in the countryside that could have a town centre location. However, Haddington town centre has had to contend with the out of town retail development at Gateside and there is some evidence in the form of increased vacancy within the town centre that this may be having some effect. Out of town retail proposals have been limited to the Haddington Retail Park though a proposal for two new stores and a drive thru on Spott Road at Dunbar was granted permission but has not yet commenced. construction. National challenges which are outwith the control of the planning system, particularly in the hospitality sector have affected pubs and small hotels several of which are actively for sale or have ceased trading. The need for appropriate marketing of sites earmarked for change of use has been enforced in line with the development plan.</p>
<p>To integrate land use and transport by selecting locations for new development that help to minimise the need to travel and that are well-served by a range of transport modes, particularly public transport and active travel opportunities, including the development of a multifunctional green network in the area, and to help reduce CO2 emissions;</p>	<p>A comprehensive transport assessment was undertaken for the LDP which looked at the impacts on the transport network and recommended suitable interventions. The need to travel was minimised through the direction of most new development to main settlements with access to public transport and other key services. The concentrated growth spatial strategy of the development plan allocated the bulk of new development to Musselburgh, Wallyford, Tranent, Prestonpans and Longniddry in the west of East Lothian. Other settlements with access to the A1 trunk road and east coast and North Berwick branch rail lines were allocated some development which has made use of good transport access particularly to/from Edinburgh reducing the length of trips and supporting all modes of</p>

	<p>transport. Projects like Musselburgh Active Toun have been set up encourage active travel linking in with routes in Edinburgh and Midlothian helping delivery of sustainable transport networks.</p> <p>However, the level of growth experienced in the County has made it challenging to meet a target of overall reductions in car trips with the majority of commuter trips still between East Lothian and Edinburgh. This has reduced slightly due to the impact of Covid and more people now working at home. Bus travel within East Lothian has seen an increase in usage following investment by bus operators with several new developments served by bus services.</p> <p>New developments have aimed to include new facilities and there has been some success in delivering new shops and other services in sustainable locations to serve new communities although viability is often cited as an issue in bringing forward these proposals. As most new development in LDP1 is on the edge of existing settlements access to town centres and other services by sustainable means is, in some places, more challenging.</p> <p>The expansion of green networks for sustainable and health reasons is a topic that will need to be considered through LDP2 as with the suitability of adding more development still further from centres.</p>
<p>To encourage the diversification of the rural economy by supporting appropriate economic development and tourism, while recognising the pressures the area is under for new housing development, and to maximise the re-use of appropriate traditional buildings;</p>	<p>While the LDP has sought to focus retail and leisure in town centres it has policies that allow business development of an appropriate scale and character or which requires such a location in the countryside. Rural diversification has increased as a result with more leisure and farm food related proposals being promoted.</p> <p>Many such proposals have been approved with those seen as unacceptable usually due to an unsustainable location or a lack of need for a rural location. The focus in the countryside remains on seeking a reuse for traditional vernacular buildings in the countryside such as former farm steadings, of which there are many high quality examples usually for</p>

	<p>residential conversion but there are also examples of non housing use such as Papple where consent was granted for a combination of uses including holiday lets, an agricultural heritage visitor centre and corporate retreats.</p> <p>This approach has been successful and has allowed the character of the area to be retained while supporting rural business and populations. Changes to permitted development rights and the wording of NPF 4 have provided more flexibility on housing development in the countryside and this will need to be considered further in LDP2 policy.</p>
To ensure a strategic approach to managing landscape change when accommodating new development, including delivering green network measures with new development, and by avoiding inappropriate development in locations where this is important to protect the character, setting and identity of the local area;	The LDP includes Green Belt, Countryside Around Towns and Strategic Landscape Areas that protect the landscape of the County for a variety of reasons and offer mitigation for the levels of development proposed in the LDP. These policies have been successfully defended at numerous appeals and have helped protect the identity of settlements. While there has been delivery of landscape and biodiversity enhancement alongside new development for LDP2 a further emphasis is required to deliver green networks and help address the nature crisis.
To ensure that the area's significant international, national and local cultural and natural heritage assets, including green network assets, are protected and conserved, and where appropriate enhanced, including biodiversity, flora and fauna as well as soil, water and air quality;	The HRA and SEA on the LDP ensured that the spatial strategy could be delivered in a manner that protected designated sites. During the lifetime of the LDP there have been no significant planning decisions that would introduce new threats to these designated areas. The increased focus on nature and health will require more focus on the delivery of green networks in LDP2.
To direct development, particularly vulnerable uses, away from areas of flood risk to appropriate locations, and to design new development so it will be resilient to the effects of climate change and helps to reduce or avoid flood risk;	The site selection methodology for the LDP steered development away from location of flood risk. Policy and guidance was introduced to address the delivery of SUDS on sites and encourage opportunities for drainage solutions such as swales and soakaways. For the next LDP this process will require to be continued but with even more emphasis on the potential changes to weather patterns and types of flooding risk this may bring, such as more extreme events and coastal inundation.
To ensure that the design of new development reflects the sense of place and identity of the local area, and is properly integrated with its surroundings in terms of movement as well as form, appearance and use	Ensuring the delivery of housing that reflects local character is a challenge across Scotland with developers often preferring standard designs. Efforts have been made to maintain a high standard of design and there have

of materials, while contributing to wider sustainability and place making objectives;	been successes such as at Longniddry. However, the disproportionate national emphasis put on housing delivery above design, accessibility, materials or layout made it difficult to resist design that did not meet the aims of this objective. Through the NPF and LDP2 policy approaches will be reassessed to increase the emphasis on high quality design that reflects the local area.
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The extent to which these overarching Aims and Objectives have been achieved is covered in more detail in parts 3 and 4 of this Topic Paper which consider the success and lessons learned from the implementation of the spatial strategy of the LDP and its Policies.

3. Review of LDP1 Spatial Strategy

Policies/Strategy/Proposals	Progress	Aim of Strategy or Type Proposal	Comment on Delivery
Overall East Lothian Spatial Strategy	In Progress		
PROP T13 (East Coast Main Line 4 Track)	In progress	Safeguard land for new four-line section of track and new rail station, carpark, access and new East Coast Mainline over-bridge.	Long term aspirational project to increase capacity on the East Coast Main Line with potential for new station benefit.
POLICY T14 (Longniddry – Haddington Route Safeguard)	In progress	The Council recognises the potential of the former Longniddry-Haddington branch rail line to be re-used as a public transport link between Haddington, western East Lothian and Edinburgh in the longer term.	Long term aspirational. The Detailed Options Appraisal Report for the Haddington Local Rail Development Fund was sent to Transport Scotland in 2024 and is currently under review. For more information please see LRDF available at https://www.transport.gov.scot/public-transport/rail/rail-policy-and-strategy/local-rail-development-fund/

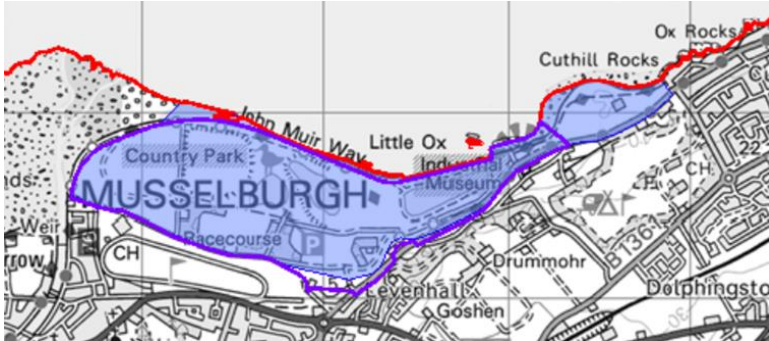
PROP T17 (A1 Interchange Improvements)	In progress	<p>Relevant proposals required to provide, or contribute towards, improvements at:</p> <ul style="list-style-type: none"> • Salter's Road interchange - local widening on Salter's Road and optimisation of signal control staging, phasing and timings. • Bankton Interchange - signal control of northern roundabout with local widening. Redesign of southern roundabout with local widening • Dolphingstone Interchange - local widening and optimisation of signal control staging, phasing and timings. 	<p>Ongoing discussions with Transport Scotland.</p> <p>Due to recent years inflationary pressures, the cost of the proposed interventions will have grown. Indexation has not kept pace with these pressures; therefore, a financial re-assessment of the proposed interventions is overdue and will be included in the Proposed LDP2 Delivery Programme.</p> <p>The upgrading of the Bankton interchange is a requirement of the development of the allocated BW1 site. The developer has advised that works on this junction should commence in 2025.</p> <p>The recommended trunk road interventions were predicated on a full allocation build out of forecast year 2025. Delivery of all allocated sites in East Lothian is ongoing therefore the intervention is not necessary or possible until LDP1 is concluded. As we now move to LDP2 the committed Trunk Road interventions will be reassessed to establish need and appropriateness considering land use allocation and whether the proposed intervention is justified. Considering the growth forecast it is highly likely base level interventions will still be required; however, some additional capacity mitigation might be necessary at key trunk road junctions.</p>
PROP T20 (Relocation of Bus Stops)	Complete	The Council will investigate the relocation of bus stops within the Musselburgh Air Quality Management Area to	<p>Completed 2022.</p> <p>Since then air quality in Musselburgh has significantly improved. Whilst the improvement could be the result of a range of factors it is likely that this action has made an improvement to air quality.</p>

		mitigate existing air quality issues and will monitor and manage the situation as required to ensure air quality is maintained to an acceptable standard in association with new development.	
PROP T29 (Parking Strategy)	In progress	The Council will seek to implement its parking strategy to improve efficiency of the current supply and reduce the negative impacts of parking within settlements.	Ongoing monitoring. Public consultation on detailed proposals has been completed in North Berwick, Dunbar and Tranent and is underway in Haddington and Musselburgh.
PROP T30 (Road Safety and 20mph Limits)	In progress/complete	The Council shall develop a road safety plan to further invest road safety and introduce 20mph speed limits and zones in residential areas.	20mph speed limits introduced in most settlements. Monitoring in progress.
Policy T31 (Electric Car and Bus Charging Points)	In progress	Council will encourage and support the principle of introducing electric vehicle charging points around both existing and proposed community facilities.	More than 400 EV public charging points now installed in East Lothian. Some new residential developments for example at Blindwells, Elphinstone and Tranent have provided private charging facilities for each dwelling.

Musselburgh Cluster			
PROP MH 1 – Land at Craighall	Partially complete	Mixed Use 1500 homes	15/00337/PM Phase one under construction, 126 units complete to March 2023. Burgh Gate 473 units (307 houses and 48 flats private/63 houses and 55 flats affordable). Phase 2: Old Craighall 300 units (225 private/75 affordable) Phase 3: Whitehill 727 units (586 private/181 affordable) New primary school and associated play space will open in August 2025, Phase 1 - 14 classes. New A1 road junction to access site (south side) completed 2024 Land to the NW of Queen Margaret University has commenced development with the completion of the Innovation Hub building in 2025.
PROP MH2 – Land at Old Craighall Village	Partially complete	Housing - 44 homes	Phase 1: Completed 2021 – 44 units. 33 private (28 houses/5 flats) and 11 affordable flats. Phase 2: 48 units – no progress.
PROP MH3 – Land at Old Craighall Junction South West	Planning progress	Employment 5ha	Planning permission granted for crematorium building and associated works (Planning Reference 21/00528/PM) Site under construction.
PROP MH4 – Land at Old Craighall Junction	Not started	Employment – 5ha	This site remains undeveloped and will be reviewed for LDP2.

PROP MH5 – Former Edenhall Hospital	Planning progress	Housing – 100 homes	<p>Site constraints due to access, trees and heritage constraints (listed buildings/garden and designed landscape). Development Brief available to guide development. It may not be possible for it to be developed for the circa 100 units proposed in the plan.</p> <p>The site has been marketed, and NHS is in active discussion regarding development of the site.</p>
PROP MH6 – Pinkie Mains	Site complete	Mixed Use	Complete 2021 – 473 units. 355 houses and 118 flats. A food retail store and two smaller retail units were also provided early in the scheme.
PROP MH7 – Pinkie Mains (Intensification)	Site complete	Housing - 130 homes	Complete 2020 – 99 units. 72 private houses and 26 affordable (2 houses/24 flats).
PROP MH8 - Levenhall	Site complete	Housing – 65 homes	Complete 2023 – 48 units. 36 private houses and 12 affordable (4 houses and 8 flats).
PROP MH9 – Land at Wallyford	Partially complete	Mixed Use - including 1450 homes, new local centre, new primary school, as well as other community uses and infrastructure.	<p>14/00903/PPM - Increase in number of residential units to 1450.</p> <p>654 residential units remaining to be built 31st March 2023.</p> <p>The new primary school phase 1 opened in 2019.</p>
PROP MH10 – Land at Dolphinstone	Under construction	Mixed Use - including 600 homes, community uses and infrastructure	<p>A planning application for the intensification of development on this site was granted on appeal bringing the expected number of dwellings to 800 (was allocated for circa 600) units.</p> <p>Land clearance and site setting out underway.</p>
PROP MH11 – New Secondary School, Wallyford		See PROP ED1 Part A	
PROP MH12 - Barbachlaw	Partially complete		Under construction 97 units – (73 private and 24 affordable houses).

			<p>Phase 1 – 23 units complete to March 2023.</p> <p>It should be noted that the stadium proposal is no longer being progressed and that alternative proposals for economic uses contrary to the strategy of the Development Plan which conform with the overall aims of the Development Plan have already been accepted on other parts of this allocated site.</p>
PROP MH13 – Whitecraig South	Planning progress		PAN submitted 24/00001/PAN
PROP MH14 – Whitecraig North	Partially complete		19/00869/AMM - 250 units (187 private houses and 43 houses/20 flats affordable). Under construction 18 units complete to March 2023.
PROP MH15 – Expansion of Whitecraig Primary School		See PROP ED1 Part C	
PROP MH16 – Levenhall Links, Habitat Improvement	<p>Ongoing. The Council's Countryside Ranger Service manages much of the MH16 area under the Levenhall Links Management Plan, which recognises conserving the integrity of the SPA may constrain its other actions. Planning consent was granted early in the plan period for changes to the restoration scheme</p>	<p>To improve the availability of suitable habitat for qualifying interests of the Firth of Forth SPA</p>	<p>Together with the roosting habitats of the Links, this area is one of the most important over-wintering grounds for wetland birds within the Firth of Forth SPA.</p> <p>The success of these areas should not be underestimated; in an urban setting with many visitors this is a rich haven for birdlife. The management regime and the facilities on site have created a locally and nationally important bird watching area. In addition, the Links is a well maintained, high quality, extensive area of open space providing for formal and informal recreation. This is a scarce resource in the west of East Lothian and east of Edinburgh, leading to increasing visitor pressure.</p> <p>Dog walking is a specific activity that will need management. Both dog ownership and commercial dog walking have expanded: large numbers of dogs can be incompatible with the sites nature conservation role. The Council is considering how best to manage this.</p>

	<p>at Lagoons 6 and 8 to reflect the earlier than expected closure of Cockenzie Power station. A meadow and wader scrape are being created, to the benefit of inland wader species.</p> <p>The area at Preston Links is also managed by the Council as grassland, which supports roosting and foraging waders. Temporary consents for snack vans were consented in car parks at Levenhall and Morrison's Haven, following advice from the Biodiversity Officer that there would be no effect on the SPA.</p>		<p>The wader scrapes themselves face challenges due to encroachment of vegetation, build-up of silt and deterioration of the clay liner that retains the water. In the future it is likely that this will need major intervention.</p> <p><i>Map showing MH16 area in blue, and area covered by the Levenhall Management Plan outlined in purple. The MH15 area to the NE of this comprises Preston Links. (C) Crown copyright and database rights 2025 Licence no. AC0000824676.</i></p> 
TABLES MH1, HOU1, EMP1			
<ul style="list-style-type: none"> Brunton Wireworks 	Partially complete	Housing – 140 homes	<p>14/00757/PM - under construction</p> <p>140 flats (11 affordable 129 private)</p>

• Monktonhall Terrace	Site constrained	Housing - 12 homes	Flooding issues unresolved until Musselburgh flood protection scheme concluded. 17/0110/P - undecided application 12 houses.
• Drummhor Avenue	Partially complete	Housing – 10 homes	01/00648/FUL - The original 2001 consent has been implemented (site foundations), and a new application was received in 2017 for the repositioning of 4 units 17/00699/P - decision pending.
• Salters Road	Site complete	Housing – 46 homes	Complete 2018 – 49 units (37 private and 12 affordable houses)
• Chalkieside Steading	Planning progress	Housing – 9 homes	15/00696/P consent not implemented. New application 23/00426/P - not yet decided.
• Newhailes Industrial Estate		Employment – 6.3ha	Limited space .2ha available
• Fisherrow		Employment – 1.7ha	Complete
• Inveresk Industrial Estate		Employment – 9ha	Complete
• Wallyford Industrial Estate		Employment – 3.3ha	Limited space for any larger employment proposals within the existing industrial estate
• Olivebank		Employment – 4.4ha	Complete
• Kirk Park		Employment – 4ha	Complete
PROP ED1 (Musselburgh Cluster Education Proposals)			
• Part A - Wallyford		New Secondary School,	MH7, MH10 and MH14 permissions granted. Part of the Wallyford Learning Campus the new Rosehill High School opened in August 2023 – Phase 1 capacity 950 pupils

			Rosehill Phase 2 – Planned to be started in 2032/33 to increase school capacity to 1250
<ul style="list-style-type: none"> Part B(i) – Craighall 		New Primary and Pre School Facilities	<p>3.1 ha land (MH1) transferred to Council December 2022. MH1 granted consent and S75 secured. School planning application 22/00681/AMM approved in November 2022.</p> <p>New Wallyford Primary School Phase 1 was opened 2019.</p> <p>Craighall Primary School – Land for school transferred to Council in 2023 and development of school Phase 1 commenced in 2024, and school is due to open August 2025.</p> <p>Craighall Primary School construction costs are significantly higher than the contributions due to be collected as the contributions were secured in 2018 with indexation which has not taken account of the significant rise in construction costs: materials, energy and labour costs which have increased over 40% over the 3-year period prior to construction contract being completed.</p>
<ul style="list-style-type: none"> Part B(ii) – Wallyford 		New Primary and Pre School Facilities	New school opened in February 2019.
<ul style="list-style-type: none"> Part C - Whitecraig 		New Primary and Pre School Facilities	School planning application 22/00180/PM was approved in January 2023. Construction of new school started in 2024 and is due to be completed in Autumn/ Winter 2025.
<ul style="list-style-type: none"> Part D 		Other alteration to school estate to address impacts of development	Pinkie St Peter's Primary School Expansion - extension works completed 2023
PROP CF1 (Provision of Sports Pitches and Changing Rooms)			

MH1 - Craighall		3 full sized grass pitches, pavilion, and associated car parking.	The land for the sports pitches and pavilion has been transferred to Council and the sports facilities are under development at Craighall
MH6 – Pinkie Mains		one seven aside grass pitch.	Grass Pitch about pitch within Pinkie Mains Park.
MH9 - Wallyford		Sports pitches provided, and changing facilities planned.	3G pitch in place at Wallyford Community Learning Campus.
MH10 - Dolphinstone		One sports Pitch	Share facilities with Wallyford site.
MH14 – Whitecraig South		Land at Whitecraig to be transferred to enable new pitch to be formed.	Whitecraig South application currently being considered, and land included in layout for sport pitch adjacent to existing recreation ground. Contribution being sought for development of sports facilities.
PS1 - Longniddry South		One full sized grass pitch	One full size grass pitch secured through S75 agreement which will be transferred completed to the Council one trigger is reached at 400 th housing unit completion.
BW1 - Blindwells			At Blindwells there are significant sports facilities secured through S75 to provide in Infrastructure phase 3 which should commence in 2026 as linked through triggers in S75 to housing completion numbers.
TT1 – Windygoul South		One full grass pitch and changing facilities within adjacent school.	Land for the Sports pitch and associated contribution paid and plans to implement within S75 timescales.

TT11 – Elphinstone			Contributions secured to enhance existing sport facilities adjacent to site and the site will provide turning area and car parking within approved layout to the existing facilities. Project will be delivered after all contributions paid.
HN1 – Letham Mains			A full-size grass pitch and changing pavilion were developed and transferred to the Council last year.
HN2 – Letham Mains Extension			Seven aside grass pitch has been developed and will be transferred to Council in summer 2025
DR2 – Hallhill North			Sports land transferred to Council in 2025, and most sports provision contributions have been received. The Council has started development of the sports facilities, and this is ongoing in 2025.
NK7 - Saltcoats			A seven aside pitch area and associated contribution have been secured through S75 and this is anticipated to be developed over next five-year period.
PROP HSC2 (Health Care Facilities)			
		Provision of new health care facilities	<p>Longniddry South (PS1):</p> <p>Contributions were secured through s75 towards additional medical facilities associated with the population growth within this area. The trigger for this contribution has not been reached to date.</p> <p>Blindwells (BW1):</p> <p>There is accommodation available within the Town Centre however there has been no agreement between NHS Lothian and developer to having medical facilities located.</p>
PROP OS6 (Allotment Sites)			

• MH1 - Craighall			Reduced to contribution only
• MH9 - Wallyford			Allotment proposal removed
• MH10 - Dolphinstone			Allotment proposal removed
• NK4 - Tantallon Road			Contributed land for allotment development within housing site. Land transferred in 2024 to Council.
• BW1 – Blindwells			Blindwells have requirements to provide an allotment site in Phase 3.
• TT1 – Windygoul South			Windygoul South have provided financial contribution to create additional allotment provision in Tranent.
PROP T9 (Larger Station Car Parks)			Application submitted by ELC for extension of car park facilities at Longniddry Rail Station was granted planning permission in April 2018. The extension to the Longniddry car park was constructed and opened in 2021.
PROP T10 (Platform Lengthening)			The provision of longer train sets cannot be accommodated at North Berwick station because platform lengthening is constrained due to the Ware Road bridge. As a terminal station selective door opening is not permitted therefore more carriages cannot be accommodated. Current travel patterns have changes thus so the peak hour crush capacity is not exceeded. Therefore, longer trains might not be needed and consequently longer platforms. This matter will continue to be monitored and any changes to this proposal will be included in the Proposed LDP2 and its Delivery Programme.
PROP T11 (Improvements to Musselburgh Station)		Approximately 1.5 ha of land is safeguarded adjacent to Musselburgh station to reflect the	There is still an aspiration to deliver a journey hub transport interchange at QMU. Conversations, with bus operators, QMU

		Council's aspirations that a rail related transport hub with car parking, bus and active travel access be delivered to the SW of the Mucklets Road.	and CEC are ongoing. A detailed business case needs to be developed. This remains the position. It is highlighted in the Regional strategic transport delivery plan as a proposal, but funding remains challenging.
PROP T15 (Old Craighall Junction Improvements)		Improvements at the A1(T)/A720 Old Craighall Junction, including signalisation and improvement of the roundabout and slip roads to provide additional network capacity to meet the demands that will be generated by new development in the area.	Work completed by Transport Scotland, slight variation with LDP transport appraisal requirement. This intervention will be monitored over time. Delivery of all allocated sites in East Lothian is ongoing and monitoring of this will be further discussed with Transport Scotland as part of the LDP2 preparation process. More detail about monitoring at this particular site will be included in the proposed LDP2 and its Proposed Delivery Programme (in late 2025).
PROP T16 (A1 Junction Improvements at Queen Margarets Drive Interchange)		Standard Junction improvements to the A1 interchange at Queen Margaret Drive. Including provision of a new underpass of the A1 for all modes of travel and north bound on and off slip roads to the A1. Intervention is necessary to deliver and will be fully funded by the developer of and provided in association with	Completed in June 2023 – for more information see: New A1 junction at QMU is officially opened East Lothian Council

		development at Craighall (MH1).	
Policy T19 (Improvements Musselburgh Town Centre)		Council will support and encourage a programme for transport improvements to Musselburgh town centre to improve traffic flow and air quality, including the management of vehicles, parking provision, public transport improvements and enhanced pedestrian and cycle routes	Ongoing monitoring Will promote Traffic Regulation Orders where necessary.
PROP T21 (Musselburgh Urban Traffic Control System)		Relevant proposals will be required to contribute to the provision of an Urban Traffic Control system and the signalisation of the junction at the A199 and New Street, the A199 Linkfield Road and Millhill, and Inveresk Road and Newbigging junctions to an adoptable standard to manage the vehicle flows through Musselburgh town centre to acceptable levels.	Design of proposals ongoing Junction at New Street and Millhill will be delivered at part of MAT project.

PROP T22 (Reopen Link at Queen Margaret Drive)		The developer of the land at Craighall shall investigate and if necessary, provide a modification to the current bus only link at Queen Margaret Drive/Whitehill Farm Road to an adoptable standard to provide additional network capacity on route choice for development related trip demands. Intervention will be fully funded by the developer of and provided in association with development at Craighall (MH1).	No progress. Unlikely this will be re-opened to vehicular traffic as this would counter proposals to promote active travel opportunities in the area.
Musselburgh Cluster Spatial Strategy			The Musselburgh cluster is within the LDP1 Strategic Development Area and a key part of its compact spatial strategy. Significant areas of new mixed use growth at MH1 Craighall in the west and MH9 and 10 at Wallyford and Dolphinstone in the east along with the completion of new primary schools at Craighall and Wallyford and a new secondary school, Rosehill, at Wallyford as well as the Innovation Park at Queen Margaret University. The double diamond A1 junction was completed to serve Craighall. Other developed housing sites were at MH2 Old Craighall, though the second phase of housebuilding here has not progressed, and at MH8 Levenhall. However, brownfield land at MH5 Edenhall Hospital site has not progressed. In other villages

			<p>Whitecraig North is well progressed but Whitecraig South is still at planning application stage.</p> <p>Overall, Musselburgh has successfully contributed to the compact spatial strategy adopted in LDP1 with large scale developments to the east further advanced than at the west, but significant items of infrastructure have been put in place to allow progress. The large-scale sites in this cluster will continue to delivery across the LDP 2 Plan Period.</p>
Prestonpans/Cockenzie/Port Seton/Longniddry Cluster			
PROP PS1 – Longniddry South	Partially Complete	450 homes, employment, local centre and community facilities.	<p>16/00485/PPM</p> <p>Phase 1 Complete. The site has delivered a mixed use urban extension of Longniddry with a different form and layout of new residential development comprising 179 bespoke traditionally styled terraced houses, a cohesive courtyard block of affordable houses and some larger feature buildings and detached housing. Includes a strong landscape design involving a water feature derived from the burn that flows through the site and the repair and conversion of a historic farm steading that lies between the housing area and Longniddry village centre and primary school and forms part of the through path route to the older part of Longniddry. The steading has been repaired and sensitively converted to provide a small new local centre of non-housing uses including a food retail unit, cook school, holiday lets, cafe and office / workshop units.</p> <p>Award winning housing development: 2023 Homes for Scotland Large Development of the Year 2024 Landowner Award to Wemyss and March Estates ‘for guiding and delivering the Conservation Area of tomorrow’.</p>

			Phase 2 (290 homes) under construction and due for completion in 2028.
PROP PS2- Land at Dolphinstone North		Housing 140 - homes	Complete 2022 – 160 units. 120 private houses and 40 affordable (9 houses and 31 flats).
TABLES PS1, HOU1 & EMP1			
<ul style="list-style-type: none"> Edinburgh Road (Housing) 	Site complete		Complete 2016 – 31 private houses (remaining balance of Silver Meadow, Prestonpans).
<ul style="list-style-type: none"> West Seaside (Housing) 	Site constrained		06/01180/FUL - Erection of 9 flats. 12/00509/P - extension further 3 years. No works have commenced.
<ul style="list-style-type: none"> Cockenzie House (Housing) 	Site constrained		11/00692/P - Alterations and extension to and conversion of building from hostel, cafe and 2 houses to permanent residential use in the form of 19 flats and 1 house. Not started
<ul style="list-style-type: none"> Seton East Steading (Housing) 	Site constrained		11/00248/P - Alterations and extension to agricultural buildings to form 8 houses, conversion of farm shop to form 1 house, conversion of agricultural building to form farm shop and store. 15/00213/P - Renewal of consent 11/00248/P. Consent for this site lapsed 31 st March 2023. An application for erection of an agricultural buildings was granted on 2 nd May 2023 (22/01323/P). This includes the demolition of the steading proposed for housing in the earlier applications. These works are complete.

<ul style="list-style-type: none"> Mid Road Industrial Estate (Employment) 			Following construction of a new bakery in 2017 Mid Road industrial estate is now fully developed.
<ul style="list-style-type: none"> Whin Park / Cockenzie Business Park (Employment) 			Whin Park and Cockenzie Business Park are fully developed.
PROP ED2	<ul style="list-style-type: none"> Part A 	The Council will provide additional phased permanent extension to Preston Lodge High School to meet the need arising from new housing development in the cluster including the current Blindwells allocation (BW1).	<p>School due to breach capacity in 2034</p> <ul style="list-style-type: none"> -In 2023 RCC was found in the school and measures taken to address this but raised concerns regarding the long-term future of this school. - Under review to find solution. - Cost of planned extension increased from £8.1m in 2016 to over £20.5m in 2025.
	<ul style="list-style-type: none"> Part B 	The Council will provide additional phased permanent extension to pre-school and primary schools as required to meet the need arising as a direct result of new housing development.	<p>Contributions sought to provide permanent additional capacity at Longniddry Primary School</p> <ul style="list-style-type: none"> - Longniddry Primary school extension required by 2029 with designs work commenced. <p>Contributions paid and further secured for Longniddry Primary school including pre-school element from Longniddry South Development. Plans currently being developed to reconfigure and extend this school prior to projected breach.</p>
Policy CH9 (High Street/Inch View)		In considering development proposals on vacant or underused land on the coastal side of High Street /Inchview Prestonpans the Council must be satisfied that the overall amenity of the	18/01042/P application for a small funeral parlour granted which reduced seaward views from High Street but did not block them entirely and was deemed acceptable on that basis.

		area will not be harmed by the loss of important seaward views.	
PSG Cluster Spatial Strategy			The PSG cluster is within the LDP1 Strategic Development Area and a part of its compact spatial strategy. Delivery has focussed on the remaining parts of residential development to the west of Prestonpans at Dolphingstone North and at Longniddry South
Blindwells Cluster			
PROP BW1	Under construction	Mixed use development 1600 Homes, serviced employment land, a local centre, education and community facilities and infrastructure.	<p>BW1 granted permission in principle (BW1 14/00768/PPM). Alterations to Cockenzie PS carried out in 2021/22</p> <p>Blindwells Primary School - construction of the new primary school started in January 2024 and is anticipated to be completed in August 2025 to open with new academic year.</p> <p>Phase 1 - 60 units completed up to 31st March 2023.</p> <p>Delivery of the Bankton Junction remains to be finalised.</p>
PROP BW2			This site is safeguarded in LDP1. Work is underway to develop a business case for the site and this will take place in parallel to the development of LDP2 although the conclusion of this exercise will probably be after the adoption of LDP2.
PROP BW3			This sets the requirement for the production of a design framework. As stated above this work is being progressed though the development of a business case.
PROP ED3			
<ul style="list-style-type: none"> Part A 			<ul style="list-style-type: none"> (i) Secondary school accommodation to be associated with Preston Lodge. Blindwells Primary School construction costs are significantly higher than the contributions due to be collected as the contributions were secured in 2018 and only indexed which has not taken account of the significant rise in construction costs: materials,

			<p>energy and labour costs which have increased over 40% over the last 3-year period. The costs do not account for the Councils borrowing costs as the school will be finished construction 9 years prior to last primary contribution. The Council therefore has required to pay the gap in funding between the contributions and the actual built cost.</p> <ul style="list-style-type: none"> - Blindwells Primary School opened in August 2025 (Including nursery). - Noting that phase 2 (additional 5 classrooms) has not been developed to date but projected to be required by 2031.
<ul style="list-style-type: none"> • Part B 			<p>If BW2 (circa 6,000 units) comes forward, there will be a need for the following facilities</p> <ul style="list-style-type: none"> -(i) new Secondary School -(ii) at least three further primary schools <p>All land and costs associated with the new educational facilities for BW2 will be sought from the developers. The delivery model is to be agreed prior to any commencement of development.</p> <p>The Council are currently pulling a Strategic Outline Business Case with Scottish Futures Trust for government funding for the infrastructure for further Blindwells development to the east of the existing development.</p>
Blindwells Cluster Spatial Strategy			<p>The Blindwells cluster is within the LDP1 Strategic Development Area and a part of its compact spatial strategy. The former Blindwells opencast site was the subject of a housing allocation (BW1) in LDP1. This was a site for a mixed use development</p>

			<p>including 1,600 houses, a local centre, community and education facilities, infrastructure and associated work. Development is well underway at BW1 including a new primary school. There is potential for Blindwells to expand into a much larger settlement and land was safeguarded as BW2 to allow landowners to demonstrate a joint commitment to share infrastructure costs and produce a robust delivery mechanism. A level of agreement for progressing a Strategic Business Case for an expanded Blindwells has been reached and will be explored further in the preparation of the proposed LDP2.</p> <p>Overall, the spatial strategy for the Blindwells cluster has worked bringing forward the first parts of what could become East Lothian's largest town in the future.</p>
Tranent Cluster			
PROP TT1 – Housing at Windygoul South, Tranent	Under Construction	Housing - 550 homes	<p>Under construction 21/00551/AMM 21/00966/AMM 20/00764/AMC</p> <p>Phase 1 – 86 units complete to 31st March 2023.</p>
PROP TT2 – Windygoul Primary School Expansion Land		1.12ha land safeguarded for school expansion	<p>TT2 site transferred May 2022 to Council. Planning permission (Ref: 23/00442/P) granted in August 2023 for extensions to school and for new nursery school. The primary provision requirements in this catchment will be dependent on Learning Estates Review, which is ongoing.</p>
PROP TT3 – Employment at Windygoul South, Tranent		8.6ha employment land	18/00109/PM (refused). Appeal PPA-210-2095 (dismissed)
PROP TT4 – Lammermoor Terrace, Tranent	No progress	Housing - 120 homes	No planning consent. Persimmon Homes had an option on the site for several years however it was never brought forward due to difficulties in ground conditions. They no longer have any interest in the site

PROP TT5 – Bankpark Grove, Tranent	No progress	Housing - 80 homes	No planning consent. The site has been marketed by the Church of Scotland for several years however, there has been no developer interest due to issues around accessing the site.
PROP TT6 – Kingslaw, Tranent		4.4ha employment land	16/00671/PPM (Residential led mixed use development) - application refused planning permission. Appeal dismissed (PPA 210-2071)
PROP TT7 – Macmerry North	Partially complete	Housing - 150 homes	<p>The LDP proposal for this site estimated capacity at around 150 units. Consents were subsequently granted for 244 units by two separate housebuilders.</p> <p>Under construction (18/01086/PM) - 142 units (106 private houses and 16 houses and 20 flats affordable). 41 completions at 31st March 2023.</p> <p>Site Complete 2023 - 18/0090/PM - 102 units (76 private houses and 18 houses/8flats affordable).</p>
PROP TT8 – Macmerry Business Park East	No applications	15ha employment land	No planning consent
PROP TT9 – Gladsmuir East	Planning progress	Housing – 20 homes	<p>Planning application 23/00935/P - Erection of 26 houses was submitted for this site but subsequently withdrawn to allow resubmission for a different scheme/number of units.</p> <p>Planning application 24/00055/P - Erection of 27 houses and associated works is pending decision.</p>
PROP TT10 – Limeylands Road, Ormiston	Site complete	Housing - 140 homes	Site Complete 2023 - 17/00047/AMM - 120 units (90 private and 30 affordable houses).
PROP TT11 – Elphinstone West	Under construction	Housing - 80 homes	Under construction - 21/01608/PM - 90 units (67 houses private and 16houses/4 flats affordable).

			An application for further residential units on this site has been submitted 23/01333/PM - 103 houses and 8 flats.
PROP TT12 – Woodhall Road, Wester Pencaitland	No progress	Housing - 16 homes	Site constrained. No developer interest or known issues. The site has not been actively marketed.
PROP TT13 – Lempockwells Road, Wester Pencaitland	Under construction	Housing – 115 homes	Under construction - 17/00815/AMM - 120 units (90 private houses and 6 houses/24 flats affordable). 83 completions at 31 st March 2023.
PROP TT14 – Park View, Easter Pencaitland	Site constrained	Housing - 55 homes	Site constrained due to issues with access.
TABLES TT1 & EMP1			
<ul style="list-style-type: none"> Macmerry Business Park Greendykes 			Undeveloped 5.8ha of employment land.
<ul style="list-style-type: none"> Elphinstone Road 			A well-established employment site. No significant planning applications submitted.
<ul style="list-style-type: none"> Macmerry Industrial Estate 			It is a large (over 20ha) well established industrial estate that is nearly fully developed. Macmerry Business Parks East (15ha) which adjoins this site to the east remains undeveloped. This undeveloped site is allocated in the current LDP but will be reviewed through the LDP2 process.
<ul style="list-style-type: none"> Fleets+Charles Rivers 			The site is fully developed - 15.8ha of employment land.
PROP ED4			
<ul style="list-style-type: none"> Part A 			Extension to Ross High- Extension completed in 2023 and still collecting contributions for Allocated LDP sites.
<ul style="list-style-type: none"> Part B 			<p>Windygoul Primary school – Extension required after 2030, and contributions have been secured from allocated sites with planning permission. Development not started to date.</p> <p>Elphinstone Primary School- Extension required to accommodate residential development at TT11. Design</p>

			<p>underway currently and required by 2027 as recently further approval for further 111 units at Phase 2. Developer contributions secured under section 75.</p> <p>Macmerry Primary School- Developer contributions secured from North Macmerry allocated site. Education currently looking at reconfiguration/ extension proposals for school as due to breach in 2028.</p>
<ul style="list-style-type: none"> Part C 		Other alteration to school estate to address impacts of development	<p>The Council will secure additional phased permanent extensions to pre-school and primary as required</p> <p>Pencaitland Primary school is currently being reconfigured and extended to provide a further permanent classroom and associated ancillary space. Developer Contributions are paying for this work as only required due to new development within settlement.</p> <p>Extension to Ormiston PS was completed in 2022 to increase capacity.</p> <p>Work being undertaken in 2025/26 to Pencaitland Primary School to create additional classroom and ancillary space.</p>
PROP T18 (Safeguard for Trunk Road Interchange, Adniston and Eastern Tranent Bypass)		Land for potential new trunk road interchange is safeguarded. The Council will continue to investigate the feasibility of a new trunk road interchange at Adniston	Long term proposal

		and an eastern Tranent by-pass, including further assessment and modelling work.	
Policy T23 (Improvements at A198, Meadowmill Roundabout and Bankton Interchange)		Council support and encourage a programme of transport improvements to the A198 and Meadowmill Roundabout if required to improve traffic flow, public transport provision and enhanced pedestrian and cycle routes.	Improvements at A198, Meadowmill Roundabout and Bankton Interchange have not been delivered but are being considered further alongside the delivery of BW1 and will be factored into the transport assessments for BW2 and the overall LDP.
PROP T24 (Land Safeguard for Meadowmill Roundabout Improvements)		Land is safeguarded to provide for junction improvements at the A198/B1361 Meadowmill Roundabout to provide additional network capacity for any future housing and employment demands. Redesign of junction and local widening.	Awaiting impacts of BW1 revised interventions to monitor appropriateness of accelerating LDP1 proposal. Costs will be revised when commitment is confirmed.
PROP T25 (Dualling of A198 and Reconfiguration of Bankton Interchange)		Land is safeguarded to provide for: The dualling of the A198 between the Bankton North and Meadowmill Roundabouts and the	Work ongoing to determine impact of Cockenzie and Blindwells intensification independently and combined on the area. This will now be picked up under the transport appraisal for LDP2.

		reconfiguration of Bankton A1(T) Interchange.	
PROP T26 (Transport Improvements at Tranent Town Centre)		Council support and encourage a programme of transport improvements to Tranent Town Centre if required to improve traffic flow, public transport provision and enhanced pedestrian and cycle routes.	Ongoing monitoring Will promote Traffic Regulation Orders where necessary.
PROP T27 (Tranent Town Centre One-Way System)		Relevant proposals will be required to contribute to the introduction of a one way system incorporating Loch Road and High Street and Bridge Street linking Loch Road to High Street to increase capacity, improve traffic flow and maintain air quality in Tranent town centre.	Part of the ongoing planning for Tranent town centre
PROP T28 (Improvements Elphinstone Road and Edinburgh Road)		Relevant proposals will be required to contribute to the introduction of a left hand turn filter at the junction of Elphinstone Road and Edinburgh Road to increase capacity, improve traffic flow and maintain air quality in Tranent town centre.	Part of the ongoing planning for Tranent town centre

Tranent Cluster Spatial Strategy			<p>Tranent and Macmerry are within the LDP1 Strategic Development Area and a part of its compact spatial strategy though the villages of Ormiston, Pencaitland, New Winton, East and West Saltoun and Humbie are outwith the SDA. Greenfield land allocations for housing development at TT1 Windygoul South, TT4 Lammermoor Terrace, TT5 Bankpark Grove, TT7 Macmerry North and TT9 Gladsmuir East were made. Greenfield employment allocations at TT3 Windygoul South, TT6 Kingslaw and TT8 Macmerry Business Park East were also made. While Windygoul South has been developed as a housing site with school campus expansion the other housing sites have not progressed in Tranent and will be reviewed as part of LDP2. TT4 was under option to a housebuilder who has pulled out citing excessive ground condition costs. Access ownership difficulties are behind the lack of progress on Bankpark Grove. Similarly, employment allocations have not come forward for development as employment land although an appeal was dismissed at TT6 Kingslaw for a mixed use residential/employment development. An appeal was also dismissed for a similar mixed use residential/employment development at TT3 Windygoul South. Remaining land will be reviewed at Proposed Plan stage of LDP2.</p> <p>Overall, in the Tranent cluster there has been significant progress in housing development only at Windygoul South and Macmerry North (700 houses) with no start on land allocated for 220 houses and no progress on some land allocated for employment due to owners uninterested in developing for employment or seeking alternative forms of development. Several applications have been granted within the existing Charles Rivers site for expansion.</p>
Haddington Cluster			

PROP HN1 Letham Mains Haddington	Under Contruction	Mixed use: 800 homes, education and community facilities.	Under construction This site is substantially complete by 31 st March 2023 there were 179 units remaining to be built. Letham Primary School opened in 2021.
PROP HN2 Letham Mains Expansion Haddington	Partially Complete	Housing - 275 homes	Under construction – no completions by 31 st March 2023. Phase 4 – 42 units (8 private houses and 22 houses and 12 flats affordable). Phase 5 – 43 units (43 private houses) Phase 6 – 49 units (49 private houses) MM2 – 141 units (106 private houses and 23 houses and 12flats affordable).
PROP HN3 Land at Dovecot Haddington	Site Complete	Housing - 193 homes	Site Complete 2021 . Phase 1 - 113 houses (85 private 28 affordable). Phase 2 – 85 houses (64 private and 21 affordable). Phase 3 – 22 (16 private houses and 2 houses and 4 flats affordable).
PROP HN4 Land at Gateside East Haddington	Site Complete	Mixed use: 80 homes, 1ha employment land.	Site Complete 2019 - 79 houses (51 private and 28 affordable).
PROP HN5 Land at Gateside West, Haddington	Site Complete	112 homes and employment generating uses.	Site Complete 2019 – 109 units (93 private and 16 affordable houses).

PROP HN6 Gateside West Haddington	Site Complete	Retail and associated development.	<p>Site Complete</p> <p>Petrol station, 2 x drive through coffee shops and larger retail units opened in 2021.</p> <p>9 small business units complete and opened in 2024.</p>
PROP HN7 Land at Alderston Haddington	Site Complete	89 homes to reflect a planning appeal decision.	Site Complete 89 units (67 private and 22 affordable houses)
PROP HN8 Land at Peppercraig East, Haddington	No Planning Progress	7ha of land for employment uses.	No planning consent.
TABLE HN1/HOU1/EMP1			
• Gifford Garage	Site Complete	Housing (10 homes)	Site Complete 2020 for 1 unit (19/00517/P).
• Mill Wynd		Housing (49 homes)	Site Complete 2018 – 49 units (43 flats and 6 houses)
• Under Bolton Steading		Housing (17 homes)	Site Complete 2017
• Chesters Farm	Partially Complete	Housing (11 homes)	<p>15/00765/P – renewal of 08/00188/FUL 11 units - lapsed on 12th September 2019 and superseded by the following applications.</p> <p>17/01189/P was approved in May 2018 for change of use of agricultural buildings and agricultural land to form 2 dwellings. This comprised the alteration of a building to the north of the Chesters Farm site forming part of the existing group of agricultural buildings. This consent has been implemented.</p> <p>21/001361/P - Conversion of derelict agricultural building to form 1 house.</p>
• Begbie Farm	Planning progress	Housing (15 homes)	11/00663/P - The planning permission on this site is secured through demolitions required by the planning permission however, to date, no other construction work has taken place.

• Pure Malt		Employment (1.9ha)	Site largely developed – some recent applications for industrial structures approved in 2019 and 2020.
• Tyne Close		Employment (0.2ha)	Erection of 7 industrial units (class 4 and 6) and associated works (20/00352/P)
• Station Yard		Employment (0.7ha)	Roodlands Business Park is located east of Station Yard. Both areas total to 1.8ha
• Peppercraig Quarry		Employment (0.6ha)	No planning applications since the adoption of the current LDP. Operational employment land is ca 0.6ha and the entire site area is 1.8ha.
• Hospital Road		Employment (1.7ha)	1.7ha is operational land. Approx 1ha is still undeveloped. Total site area is approx 4ha.
• Alderston		Employment (3.3ha)	No planning applications since the adoption of the current LDP.
PROP ED5 (Education Improvements)			
• Part A		Extension to Knox Academy	<p>The site investigation and design work are commencing on Knox Academy in 2025 with the reconfiguration and extension being constructed in the late 2020s.</p> <p>Significant contributions have been secured for this extension from developer contributions.</p>
• Part B		Primary School and Pre School at Letham Mains	<p>School Complete and opened in 2021.</p> <p>Land and developer contributions were secured through S75 for Letham Mains Primary School opening in 2019 with nursery and two streams. A further extension is to be added over the next three years to increase capacity to accommodate children generated from Letham Extension. The initial school was developed and paid for by developer contributions only.</p>

			<p>Plans are currently being agreed for the extension of Letham Primary School with the extension projected to be completed in 2027/28.</p> <p>Concerns that developer contribution secured not enough to paid for required extension.</p>
<ul style="list-style-type: none"> Part C 		Other alteration to school estate to address impacts of development	Some internal reconfiguration works have been undertaken to Haddington Primary School to increase its capacity to accommodate children generated from new developments within the catchment.
Haddington Cluster Spatial Strategy			<p>Haddington is within the eastern part of the LDP1 Strategic Development Area and a part of its compact spatial strategy. The main site for greenfield housing development at HN1 Letham mains was allocated in a previous plan but still being developed and remained in LDP1 along with greenfield land allocations at HN2 Letham Mains expansion, HN3 Dovecote and HN7 Alderston. Greenfield land at HN5 Gateside West, HN6 Gateside West and HN8 Peppercraig East was allocated for employment. All housing developments have progressed and an associated new primary school at Letham constructed and opened.</p> <p>Overall, the spatial strategy has been successful in terms of housing development in the Haddington cluster with all developments progressing. Two of the three employment sites have progressed with new business units at Gateside a care home at Gateside and the new retail facility also at Gateside but there has not been progress at Peppercraig East which will be reviewed for LDP2.</p>
Policy CH8 (West Road Field)	No Planning Progress	Limited small scale residential development.	Planning application 04/01274/FUL Erection of 23 houses, garages, formation of access roads, landscaped park, footpath

			and associated works was submitted in 2004 and is still pending decision.
Dunbar Cluster			
PROP DR1 Hallhill South West (Housing)	Substantially complete.	To provide around 500 houses and associated facilities.	<p>This land was allocated under a previous plan. Planning permission including detailed consent given for most of the site prior to LDP1. An approved masterplan is in place.</p> <p>09/00486/OUT consent for 525 Houses (394 private and 131 affordable).</p> <p>At 31st March 2023 26 units remain to be completed.</p>
PROP DR2 Hallhill North (Housing)	Under construction	To provide for around 250 units of housing.	20/00110/PM consent for 169 market houses and 12 flats, plus 28 affordable houses and 36 affordable flats. Site under construction but no completions as of 2023 HLA.
PROP DR3 Hallhill Healthy Living Centre Expansion Land (safeguard of land for sports pitch)	<p>Planning permisison 20/00110/PM layout includes kick-about pitch in the area.</p> <p>Planning consent 24/00126/P in the northern part of the site granted for pump track, skate park, basketball court, café, changing room and associated works. 30 acres transferred to the Dunbar Community</p>	To expand the Hallhill Healthy Living Centre to provide for the needs of new residents.	<p>Sports enhancements at Hallhill (1 x full size grass sports pitch and 2 x team changing extension to Hallhill Healthy Living Centre) are due to be delivered with developer contributions.</p> <p>The original intention was that ELC would take over this land, which would provide for sports pitch to meet the needs of residents. However, this is now to be managed by a community group (Hallhill Trust), with different sports provision, and the land has now been transferred.</p>

	Development and Heritage Trust.		
PROP DR4 Brodie Road (Housing)	Site complete	To provide around 50 units of housing.	Planning application 17/00488/PM for 68 houses, all completed. Site Complete 2021 .
PROP DR5 Newtonlees North	Site complete	To provide around 250 units of housing.	The allocation reflected planning consent 15/00630/PM. Site Complete 2021 240 units constructed.
PROP DR6 Beveridge Row (Housing)	Site complete	To provide 90 units of housing.	The allocation was made to reflect an appeal decision. Site Complete 2021 . 78 houses and 12 flats constructed.
PROP DR7 Land at Spott Road, Dunbar (Employment)	sculpture of a bear has been installed in the southern part of the site (planning application 17/00292/P). 19/00953/P – solar panels and feeder pole granted (built?) 20/00916/P – formation of roads to an adoptable standard – granted but expired 21/01289/P - rection of 2 retail stores (class 1), car parking, servicing, access and associated works (granted)	To provide employment land and consequently jobs in the Dunbar area.	Some retail and hot food elements have come forward on this land. This would provide employment. Nothing has been built yet. One challenge has been the lack of text in the LDP requiring the applicant to have master plan approved for the site prior to development. Therefore, there is a danger that the site is built out piecemeal. It would be prudent to ensure any proposal in the next LDP requires a masterplan for the whole site to approved by the Council prior to it accompanying any future planning application.

	22/00021/P – erection of coffee shop with outdoor seating and drive through (granted) 24/01330/P - Erection of coffee shop (class 3), with outdoor seating area, drive thru facilities and associated works (larger site than previous)		
PROP DR8 Pencraig Hill, East Linton (Housing)	Under Construction	To provide around 100 housing units.	Planning permission reference 16/00328/PM for 85 market and 28 affordable houses. As of the HLA 2023 70 of the market homes had been built with 15 remaining, but none of the 28 affordable houses.
PROP DR9 Land at East Linton Auction Mart (Employment)			This site is partly occupied by employment uses.
PROP DR10 Innerwick East, Innerwick (Housing)	No Planning Progress.	To provide around 18 housing units in a rural location.	The site has not been developed. No know issues.
PROP DR11 St John Street, Spott (Housing)	Planning progress	To provide 6 housing units.	Planning application 20/00248/P for 5 houses under consideration as at 25 July 2025. 6 noted as remaining in the 2023 HLA reflecting the LDP position.
PROP DR12 Land at Newtonlees Farm, Dunbar (Housing)	Under construction	To provide 115 housing units.	Consent for 115 houses; as at the HLA 2023 51 market houses had been completed with 35 remaining, and all 29 of the affordable homes remaining.
TABLE DR1			

Abbeylands		16 housing units	
Abbeylands Garage		8 housing units	
Bayswell Road		18 housing units	
Coastguard Site	Site complete	8 housing units	Consent was granted for a single house which was completed 2021.
Assembly Rooms	No site progress	8 housing units	06/00349/FUL - Conversion to 8 flats was refused. 22/00292/P Consent granted for alteration to flat (13) and conversion of Assembly Rooms to form 1 flat.
Station Road Field	Site complete	17 housing units	10/00246/PP, 11/00867/P, 13/00719/P Consent granted for 20 units site completed.
Balhaven Hospital Road Field	No planning progress	40 housing units	Historic application for housing development 01/00425/OUT. Part of the site is currently in use as a community garden.
Former Gasworks	Site complete	3 housing units	04/01290/FUL 07/00892/FUL 09/00851/P - Consent was for 18 units. 3 were remaining at the time of the LDP 2018.
Belhaven Road	Site complete	29 housing units	06/01074/FUL & 07/00892/FUL site complete
Tynningham Links	No site progress	7 housing units	03/01267/FUL, 11/00732/P, 14/00802/P - The proposal was never implemented. Subsequent consents for alternative uses were withdrawn.
Little Spott Steading	Under construction	15 housing units.	Little Spott Steading (permission for 15 units), HLA 2023 notes 5 complete and 10 remaining.
Pleasance Farm	No site progress	19 housing units	06/00839/FUL, 14/0208/FUL - consent was granted for 19 units.
Dairy Cottage Thurston	No site progress	11 housing units	06/01151/FUL conversion and extensions to buildings to form 10 houses, extension to existing house to form 2 houses.
Spott Road		Employment 8.0 Ha	Operational employment land. There have been some recently consented planning applications on remaining undeveloped land (ca 0.5 ha in total) for use class 4, 5 and 6 .
Dunbar Road Industrial Estate		Employment 1.1 Ha	Operational employment land.
Beltonford, West Barns		Employment 1.7 Ha	Operational employment land.
Industrial Estate East Linton		Employment 0.6 Ha	Operational employment land.

PROP ED6			
<ul style="list-style-type: none"> Part A – extension to Dunbar Grammar 		<p>To provide additional phased permanent extension to Dunbar Grammar School to meet the need arising from proposed new housing development in the Dunbar Cluster.</p>	<p>Education requirements to be delivered as necessary. First phase of expansion completed in 2018. Second phase of expansion to be delivered as necessary. DR2, DR4, DR5, DR6, DR8 and DR12 permitted.</p> <p>The Council to provide additional phased permanent capacity at Dunbar Grammar school. The Council has previously extended Dunbar Grammar in 2008 and has collected contributions under LDP to reconfigure and extend the school further to accommodate the pupils generated from the LDP allocated sites and windfall sites. The school roll is under review annually and when further measure to increase capacity will be needed to avoid breaches.</p>
<ul style="list-style-type: none"> Part B – Extension 		<p>To provide additional phased permanent extension to pre-schools and primary school as required.</p>	<p>John Muir Campus (Lower), Lochend Campus (Upper) - education requirements to be delivered as necessary.</p> <p>Planning approved for DR2, DR4, DR5, DR12 and Dunbar Golf Club.</p> <p>The Council will provide additional permanent pre-school and primary provision to meet rising demand from new housing developments in catchments.</p> <p>The Council has sought contributions towards several schools within the Dunbar Cluster with extension works completed at West Barns Primary extending capacity.</p>

			<p>Works are planned for East Linton Primary school in short term to increase capacity.</p> <p>Preliminary under design for Dunbar Primary (John Muir lower primary) to remove use of Temporary Units and extension accommodation including ASN provision.</p> <p>And further expansion of capacity at Dunbar upper (Lochend) Primary are being considered currently.</p>
<ul style="list-style-type: none"> Part C 		Other alteration to school estate to address impacts of development	<p>West Barns Primary School - Extension works completed.</p> <p>East Linton Primary School - Planning approved for DR8</p> <p>Bid to Scottish Futures Trust unsuccessful therefore Council reviewing options for East Linton Primary School.</p>
PROP T12 (Station Safeguarding at East Linton)			New station delivered
Dunbar Cluster Spatial Strategy			<p>The Dunbar cluster is within the eastern part of the LDP1 Strategic Development Area and are accessible locations. As such LDP1 allocated greenfield housing allocations at DR1 Hallhill South West as development there continued from the allocation in the previous local plan. Adjacent greenfield land at DR2 Hallhill North was allocated for housing development along with DR4 Brodie Road, DR5 Newtonlees, DR6 Beveridge Row and DR8 Pencraig Hill East Linton. Greenfield land at DR7 Spott Road and brownfield land at DR9 East Linton Auction Mart were allocated for employment. In the small villages greenfield land at DR10 Innerwick East and DR11 St John's Street Spott were allocated for a total of 24 houses.</p>

			<p>Housing development at Dunbar and East Linton has continued and all sites are at or near completion. The East Linton site completed as far as housing is concerned though the communal areas and public realm are incomplete due to the collapse of the housebuilder. There has been no development at the small village sites.</p> <p>The employment site at East Linton has developed into a wide range of small artisan, craft, service and very small scale retail companies. The site at Spott Road at Dunbar was granted permission for additional retail development with two stores and a drive through coffee shop in 2022 but the site has not yet been developed.</p> <p>Overall, the spatial strategy in terms of housing in the main settlements has been successful in the Dunbar cluster with almost all developments progressing. Business and industrial uses have not come forward as planned on the allocated site at Spott Road, however employment will be created through consent granted for retail development.</p>
North Berwick Cluster			
PROP NK1: Mains Farm, North Berwick	Site complete	Mixed use development – (420 homes, local centre, 1ha employment uses, community uses, infrastructure).	<p>Housing Complete 2022 (315 private houses and 105 houses affordable).</p> <p>Local centre and 1ha employment land not yet delivered.</p>
PROP NK2: North Berwick High School and Law Primary School Expansion Land		Education	<p>Extension of School building completed but associated expanded sport sporting facilities not developed at this stage as capacity requirement not yet triggered.</p> <p>Primary school and nursery extension work completed.</p>
PROP NK3: Gilsland, North Berwick	Site complete	Housing – 120 homes	Site Complete 2017 – 120 units (90 private houses and 12 houses and 12 flats affordable).

PROP NK4: Land at Tantallon Road, North Berwick	Partially complete	Mixed use – 125 homes, 1ha employment and commercial uses and infrastructure	Housing Complete 2023 125 units (78 houses/16 flats private and 31 houses affordable).
PROP NK5: Land at Ferrygate Farm, North Berwick	Site complete	Housing – 140 homes	Site Complete 2021 . 105 units (105 private and 35 affordable houses).
PROP NK6: Former Fire Training School, Gullane	Site complete	Housing – 100 homes	Site Complete 2022 - 125 units (50 houses/44 flats private and 31 flats affordable).
PROP NK7: Saltcoats, Gullane	Partially complete	Housing – 130 homes	Site under construction 150 units (112 private and 38 affordable houses). 14 units complete at 31 st March 2023.
PROP NK8: Fenton Gait East, Gullane	Site complete	Housing – 50 homes	Site Complete 2021 - 50 units (36 houses private and 6 houses/8 flats affordable).
PROP NK9: Fenton Gait South, Gullane	Site complete	Housing – 15 homes	Site Complete 2022 - 16 units (12 houses private and 4 houses affordable).
PROP NK10: Aberlady West, Aberlady	Site complete	Housing – 100 homes	Site Complete 2022 – 89 units (67 private and 22 affordable houses).
PROP NK11: Castlemains, Dirleton	Partially complete	Housing – 30 homes	Under construction 36 units (26 houses private and 6 houses/4 flats affordable). 12 units complete at 31 st March 2023.
TABLES NK1 & MH1			
Athelstaneford	Site constrained	Housing (19 units)	No planning progress – site currently being used as a community garden.
Dirleton Court	Site complete	Housing (7 units)	Site Complete 2016
New Mains	No site progress	Housing (6 units)	S75 signed 2019. No site completions.
Camptoun Steading	Site complete	Housing (14 units)	Site Complete 2017 .

Kingston Farm	No site progress	Housing (20 units)	09/00494/FUL - The planning consent has been implemented by way of foundation ground works, which have been undertaken. The s75 has been signed.
Tantallon Road/Mill Walk		Employment	Site has not progressed and will be reviewed as part of LDP2.
PROP ED7			The Council will provide additional phased permanent extension to North Berwick High School to meet the need arising from proposed new housing development in the North Berwick Cluster. The Council will provide additional pre-school and primary school campus land at North Berwick High School and Law Primary School. The Council will provide additional phased permanent extension to pre-schools and primary school as required.
<ul style="list-style-type: none"> Part A 			<p>Planning approved for: NK1, NK4, NK5, NK6, NK7, NK8 and NK10 NK3 under construction. NBHS expansion completed 2023.</p> <p>Associated school sporting facilities are still to be developed. A need for phase 2 school extension will be dependent on Learning Estates Review, which is ongoing. Extension of high school building completed.</p>
<ul style="list-style-type: none"> Part B 			<p>Planning approved for NK4 and NK5.</p> <p>Construction completed of new nursery.</p> <p>Additional capacity has been delivered at Law Primary School for pre-school. An extension at Gullane Primary School has created the additional capacity to accommodate the LDP sites. Developer contributions were sought and used towards this extension. There is still retrospective contribution being</p>

			<p>collected as not all trigger points in S75 agreements have been reached when the extension was built at Gullane PS.</p> <p>The Council has sought contributions for the extension of Aberlady primary school from LDP site NK10 and this extension is due to commence in 2025/26. However, the cost of the extension is significantly more than the developer contributions received due to the escalation of construction cost over the last 5-year period.</p>
<ul style="list-style-type: none"> Part C 		Other alteration to school estate to address impacts of development	<p>Aberlady PS - planning approved for NK10</p> <p>Temporary classroom in place. Tenders for construction of extension under consideration with construction due to commence in spring/ summer 2025.</p>
Policy CH7 (Greywalls, Gullane)		Development that harms the landscape setting of Greywalls and its associated Designed Landscape will not be permitted.	<p>Allocations in LDP1 were considered against this policy before being selected on the basis that they would not harm the Designed Landscape. The Policy remains relevant.</p>
North Berwick Cluster Spatial Strategy			<p>The North Berwick cluster is not within the LDP1 Strategic Development Area and development here at North Berwick focussed on the completion of the Mains Farm and Gillsland sites that were allocated in the previous Local Plan and two new sites totalling 168 houses at Ferrygate and Tantallon Road strategy. It also allocated the brownfield former fire training school site at Gullane as well as greenfield sites at Saltcoats and Fenton Gait in Gullane for housing development. Aberlady and Dirleton villages also had a greenfield housing site each. All sites have been developed.</p>

			<p>Small scale employment sites were allocated as part of larger housing sites at Mains Farm and at Tantallon Road. To date none have been developed for employment use.</p> <p>Overall, the spatial strategy for the North Berwick area has developed in accordance with LDP1 with all housing sites developed. However, the small employment sites have yet to be developed and will be reviewed as part of the Proposed Plan stage of LDP2.</p>
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4. Review of LDP1 Policies

Growing our Economy and Communities		
Relevant section/Policies of the Plan	Aim of Policies	Comment on Policy Delivery, Impact of NPF4 and Lessons Learned
Town and Local Centres Policy TC1 - Town Centre First Principle	<p>The LDP protects exiting centres which are accessible by walking, cycling and public transport.</p> <p>Community identity and sense of place (mental health)</p>	<p>Policy has worded well in promoting town centre uses in town centre locations. Has been used to prevent inappropriate uses in the countryside.</p> <p>TC1 – does not state in its criteria that an out of centre location has to be accessible by public transport/walking/Cycling.</p> <p>Suggested Actions/Changes for LDP2 - Area renewal will help improve the community fabric of the area, help improve social opportunities and improve health and well-being and educational attainment.</p> <p>LDP2 will seek opportunities to encourage active travel including walking and cycling, through locating new development in accessible locations or requiring improvements to walking/cycling networks as part of developments</p> <p>LDP will seek to ensure that new development is located in locations with good accessibility to high quality open spaces and recreational facilities, and require improvements to be financed by developers where appropriate.</p>

Policy TC2- Town and Local Centre	Each of the main town centres has an approved strategy and health checks are regularly reviewed.	Update TC strategies and health checks. Aim is to promote a TC with residential, leisure and entertainment focus, community and health care facilities, and with ancillary retail facilities; utilising existing heritage buildings where and how appropriate; and in other locations providing for increased densities and larger format buildings, to accommodate restricted retail, entertainment, and commercial uses.
Policy TC3	To prevent the loss of last remaining shops or pubs in small villages.	This policy has been successfully used on multiple occasions to require further evidence on marketing prior to consideration of any change of use.
Policy TC4- Hot Food Outlets	Obesity issue Coronary issues - Health inequalities if there are more hot food outlets near lower SIMD areas.	Should TC4 go further and address location to schools – LDP Guidance States <i>‘Food deserts should be designed out and concentrations or clusters of outlets selling less nutritious foods, in particular for take-away purposes, should be avoided and not allowed to be created where they are within walking distance of schools’</i> Unable to specifically influence access to healthy food choices but need to consider whether restrictions on takeaways should be introduced.
Residential Character and Amenity Policy RCA1	To protect and where possible, enhance, the residential character and amenity of housing areas.	Over 3,600 planning applications were made in or partially within RCA1 areas between the adoption of the LDP in September 2018 and June 2025. The majority of these, 2816, were householder applications for alteration or extension to houses, or new buildings within garden ground, which are unlikely in principle to have an adverse impact on residential character or amenity. ‘ 249 applications were made for new or ancillary accommodation, a substantial majority of which were approved. These included the change of use of a variety of buildings, including offices, churches, a dance school, a shop, a doctors’ surgery, holiday let and a workshop

		<p>among others. There were also a number of subdivisions of buildings into flats and conversion of garages to form ancillary accommodation. 41 of these were for erection of a single house, 9 for erection of 2 houses, 8 for the erection of 4 flats or houses and one for the erection of 6 flats. Most of the applications were in the coastal towns and villages, though there were 4 single houses and two pairs in Tranent, 3 in Gifford and one each in Pencaitland, Innerwick and Gladsmuir.</p> <p>There were 97 applications for short term let in or partly within RCA1 areas, 25 of which were refused. In addition, there were 78 applications for Certificates of Lawful Use for this type of development in or partly within RCA1 areas, of which 51 were granted. The majority of these (41/51 of the CLUs granted and 52/97 of the planning applications) were in North Berwick. Residential areas in Musselburgh (15 applications, 4 of the CLUs granted) were next, followed by Dunbar, Gullane and East Linton (6 planning applications each, 4, 1 and 1 of the CLUs granted), Cockenzie/Port Seton (4), Haddington and Dirleton (3 each), Aberlady (2) and Belhaven (2 CLUs granted); then with 1 each, Innerwick, Prestonpans, Athelstaneford and Longniddry. Tranent also had 1 CLU granted.</p> <p>Hard surfacing of garden ground can cumulatively affect flood risk, and also can affect the overall appearance of residential areas. Over the period there have been 335 planning applications in RCA1 areas which included hardstanding, and 60 for formation of driveways. There were also 53 applications for including land into garden ground, mostly from public open space, but also from woodland.</p> <p>During and following covid more people have been working from home. This is likely to change the character of residential areas, with more people about in the day. anecdotally there was increasing demand for outdoor structures for working from home and home leisure. And indeed, there were 71 applications for ‘garden rooms’, 69 for summerhouses and 3 for home offices, with more likely to have been installed under permitted development rights. Another sign of demand for semi-outdoor space is the number of applications which included balconies, of which there were 45. These can help increase passive surveillance but can also potentially reduce privacy for neighbours.</p> <p>There were some applications in support of economic activity in these areas. These included a handful of applications made by existing business for alterations to their existing premises, or for extensions to hours of working or services offered. There were also applications for small scale businesses such as childminding, hairdressing and dog-grooming. All of these were</p>
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		<p>granted. Although numbers are low, this is a sign that the policy is not unduly restrictive to economic activity.</p> <p>In terms of renewable and low carbon energy, there were 105 applications which included solar panels, and 35 that included heat pumps, as well as one for a small wind turbine. All of these were granted planning permissions. This suggests policy protection of residential character and amenity is not hampering the adoption low carbon technology in these areas. Altogether, of the 3629 applications made, 125 applications in or partially within RCA1 areas were refused. 187 were withdrawn (one reason for withdrawal is that the applicant does so following advice that the application would be refused). Of those refused, 50 appeals have been made and decided, with a further 4 in progress. Of these, the original decision was upheld and the appeal dismissed in 37 cases. The appeal was allowed, or allowed with conditions, in 13. The majority of these were for householder development, or extensions and alterations to existing buildings. There were also 24 refusals of change of use to short term let, 12 for applications for new homes, a couple for enclosure of land within garden ground, and one each for Class 3 food and drink use, bar and mobile snack van.</p> <p>Of the 125 applications in or partly within RCA1 areas, 28 applications were refused as contrary to RCA1. Four of these were applications where only a small part of the site was in the RCA1 area, probably due to mapping scale issues, with other policy applying to the majority of the site. This may suggest a need to consider whether the aims of RCA1 might be better met by with a whole plan policy.</p> <p>The great majority (24/28) of applications refused as contrary to RCA1 were for short term let use. The others were a snack bar in Port Seton, a house in Athelstaneford and a storage container in Whitecraig. 13 appeals were made, all related to proposed short term let use. Three appeals were allowed, and the remainder dismissed.</p> <p>Decision makers appear reluctant to use RCA1 to refuse an application. For applications where the harm to the character, or even amenity of an area was mentioned as part of the reason for refusal, the decision maker more often refused the application as contrary to LDP Policies DP5 Extensions and Alterations to Existing Buildings or CH2 Development Conservation Areas, and, since its adoption NPF4 Policies 7 Historic assets and places, 14 Design, quality and place and 6 Quality Homes.</p> <p>NPF4 now contains policy protecting residential amenity. Policy 14 Design, Quality and Place provides that all proposals will be designed to improve the quality of an area. Part c also does</p>
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		<p>not support proposals that are poorly designed or detrimental to the amenity of the surrounding area. Residential amenity is specifically protected from the impacts of renewable energy projects (Policy 11), waste infrastructure and facilities (other than land fill and energy from waste facilities) (Policy 12); development of 50 or more homes (Policy 16), national and major development that generates surplus waste or heat (Policy 19); business and industrial uses (Policy 26) and householder development proposals where the impact comes from its size, design or materials, or, in the case of neighbouring properties, from physical impact, overshadowing or overlooking (Policy 16).</p> <p>These policies together protect residential areas against most impact, however there are some gaps. This includes from uses not specifically mentioned, such as hot food takeaways, motor trade, education, childminding or other intensification of use. LDP Policy DP5 also considers loss of amenity specifically from extensions and alterations to existing buildings.</p>
Planning for Employment Policy EMP1 - Business and Employment Locations	The LDP protects employment land across East Lothian.	<p>Delivery of employment sites has been challenging with many of them being promoted for housing instead. The wording of the policy is sufficient but it cannot in itself deliver sites. Need to review sites to ensure deliverability.</p> <p>The policy wording allows for flexible interpretation of acceptable employment generating uses and as such some approved applications mean low job densities on allocated employment sites. Some of the allocated sites may not be in the most accessible locations by sustainable modes of transport.</p> <p>Ensure any new employment sites are accessible by walking, cycling and sustainable public transport.</p> <p>A significant proportion of East Lothian residents travel outside EL to work, mainly in Edinburgh. Since Covid there has been a shift to provide greater opportunities for residents to work locally to reduce travel times to work, reduce congestion and for the sustainability and health benefits of less car reliance and of course the climate emergency.</p> <p>Providing accessible community infrastructure (e.g. health, education, social, leisure and cultural facilities) in different locations suited to the local community's needs.</p>

		<p>Support the employment and servicing role of Health establishments by: focussing on improving access, particularly public transport access. Encouraging co-location of facilities to better utilise existing infrastructure. Supporting and facilitating growth of associated businesses and industries. Reinforcing their specialised economic functions while also providing opportunities for ancillary retail, commercial, accommodation and supporting services.</p> <p>East Lothian's business base is characterised by micro and small businesses, with 98.4% of all businesses in the local authority area employing 49 people or fewer. The next LDP should policies that seek to support small and medium-size businesses.</p>
Policy EMP2	<p>Within harbours areas the Council will give preference to uses that relate to fishing or other industry connected with the harbour. The Council will consider other uses provided they do not prejudice these uses.</p>	<p>Policy has been successfully used to ensure continued use of harbours for appropriate development.</p>
Tourism Policies TOUR 1 - 4	<p>The LDP encourages the diversification of the rural economy by supporting appropriate</p>	<p>A review of policy usage within planning applications determination showed limited use of TOUR1 (Archerfield Estate), Tour 2 (Belhaven Chalets), Tour 3 (Dunbar Castle Vault) and TOUR4 (Hotels and Guest Houses) policies. There are two potential reasons for this:</p>

	<p>economic development and tourism.</p> <p>Supports outdoor opportunities for active recreation (e.g. foxlake)</p>	<ul style="list-style-type: none"> – There have not been many tourism related development proposals put forward since the LDP 2018 was adopted, or – Policies are not suitably worded for determining relevant proposals, or other policies providing the necessary context and reasoning for decisions. <p>Indications are that policies TOUR2 – TOUR3 are underutilised, and consideration may be given to removing them. Tourism policies, TOUR1 and particularly TOUR4, could be retained but reworded and updated to cover a wider tourist development decision-making basis.</p>
Housing Policies HOU1 – Established Housing Land	The LDP sets out a strategy for meeting need for new housing on a range and choice of sites.	<p>Policy HOU1 and HOU2 address the housing land supply included in the LDP. They set out which sites make this supply and provide a mechanism through which any shortfall in housing could be calculated, taking its reference from SESPlan.</p> <p>These policies have been successful in setting out an effective housing land supply. This has resulted in all appeals being brought about the housing land supply being dismissed. The mechanism in HOU2 has been used in several instances to assist with these challenges.</p>
Policies HOU2		The mechanisms set out in these policies are now obsolete due to the new delivery pipeline that has been introduced through NPF4.
Policies HOU3 – Affordable Housing Quota	Requires the provision of affordable housing as part of any proposal.	<p>Policies HOU3 and HOU4 have been consistently implemented across all qualifying sites. This has led to a substantial level of land being provided for affordable housing and enabled the Council to secure additional Scottish Government funding for delivering affordable housing. However, more recently lack of national finance has led to challenges in delivering the affordable housing.</p>
Policy HOU4 – Affordable Housing Tenure Mix	The policy ensures the correct tenure mix.	<p>The tenure of affordable housing required through HOU4 is agreed through discussion with the Councils Housing Service. An optimal location of affordable housing within sites has sometimes been a challenge to deliver and the policy may merit greater focus on ensuring that affordable houses are well integrated into overall development layouts.</p>

<p>Policy HOU5 – Residential Care and Nursing Homes Change of Use</p> <p>Policy HOU6 – Residential Care and Nursing Homes – Location</p>	<p>Seeks to protect the existing provision across East Lothian and encourages new provision to sites within settlements.</p>	<p>Although the 25% affordable level has been used across the County the need is not always being met across the area and there may be varying needs in different locations. LDP2 will look at this variable need and whether alternative approaches are required.</p> <p>There has been little success in bringing forward self-build plots. There is a self-build list and actions will be considered through LDP2 on how to allocate self-build plots.</p> <p>Future growth will require to be considered through the context of the 20-minute neighbourhood principle; where communities can ‘live locally’ and access many of their daily needs within a 20-minute walk, cycle or public transport trip from their home. Achieving neighbourhoods that foster healthy and active living and community wellbeing through planning guidelines and design guidance.</p>
<p>Policy HOU7 – Houses in Multiple Occupation</p>		
<p>Policy HOU8 – Gypsy/Travellers Site</p>	<p>Sets out criteria through which applications for small, privately-owned Gypsy/Traveller sites will be assessed.</p>	<p>This will facilitate:</p> <ul style="list-style-type: none"> • Sustainable neighbourhoods. • A healthy community • Increased community interaction • Support of the local economy <p>Review current provision across East Lothian? Is there need to identify additional sites? If yes, where in East Lothian should these be located?</p> <p>The only operational site has closed and this policy has been rarely used due to a lack of interest in bringing sites forward.</p> <p>The lack of activity in this area is not down to the policy which sets a reasonable context for assessing proposals. NPF4 includes a similar approach. Through LDP2 there will be further efforts to identify any need for such sites and they will be sought through the call for sites exercise.</p>
<p>Education, Community & Health and Social Care Facilities</p>	<p>Policy aims to protect local</p>	<p>Policy has been successfully used to protect local facilities.</p>

Education and Community Facilities Policy SECF1	facilities from speculative development proposals.	
Policy CF1 – Provision of New Sports Facilities and Changing Accommodation	The LDP requires contributions for the delivery of new sports pitches and changing accommodation.	This policy has been used on many occasions to ensure appropriate levels of developer contributions. Further details of facilities provided can be see further up this table.
Policy HSC1 - Health Care Sites	The LDP supports the continued use of land currently occupied by public health care facilities.	HSC1 has been successful in protecting existing health care facilities.
Policy HSC2 - Health Care Facilities Proposals	The Council supports proposals identified by NHS Lothian as part of its modernisation programme.	<p>Some constraints on health care capacity have arisen as a result of speculative development. Limited number of allocated sites which have been developed with significantly higher housing numbers than the original allocation meaning increased health care demand which was not planned for/projected within LDP1.</p> <p>For future allocations need to consider mental health and facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.</p>

		<p>Plan public and private developments together, where possible, including some degree of flexibility in use. Working with NHS Lothian on design of facilities and assist the integration of health facilities with local communities.</p> <p>Planning to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.</p> <p>Establish link with The Scottish Health and Inequalities Impact Assessment Network (SHIAN) who aim to promote a Health in all Policies approach in Scotland – may be able to assist in assessing the adequacy of LDP 2 plan policies.</p>
Open space and Play Provision		
OS1 – Protection of Open Space	The LDP provides protection to existing open space.	<p>Policy has worked well in protecting open space and similar policy is included in NPF4. Need to ensure fit for purpose play and maximising links to existing green/blue infrastructure. Also more focus on play facilities for disabled children and young people.</p> <p>Maintain the quality and enhance the use of our facilities, amenities and open space to encourage community participation and cater for the interests and needs for the whole community. Future policies will be informed by the Council's updated Open Space Strategy and the adopted Play Sufficiency Assessment.</p> <p>Maintain and enhance all facilities, public realm to provide safe, accessible, usable, clean and attractive spaces and streetscapes.</p> <p>Existing Council provision of allotment sites in East Lothian is by Ward Area. The Council currently owns 7 allotment sites across the county (including a new site under construction). The Council manages allotment sites in Dunbar and North Berwick; local Allotment Associations</p>
OS2		
OS3 – Minimum Open Space Standard of New General Needs Housing Development	Makes provision for open space in new developments.	
OS4 – Play Space Provision in new General Needs Housing Development	LDP makes provision for play space in new developments.	
OS5 – Allotment Provision	LDP makes provision for allotments and community	

	growing in new developments.	manage, run and administer the allotment sites in Musselburgh (Inveresk) and Tranent. All allotment sites currently have lengthy waiting lists.
OS6 – Allotment Sites	The Council allotment strategy supports development of space within each cluster area and at specified locations.	<p>The Council also holds waiting lists for future allotment provision in Prestonpans Ward and Haddington Ward, to gauge future demand and ensure provision through the next Local Development Plan.</p> <p>More allotments are due to be delivered through the Section 75 developer contributions process through the current Local Development Plan, including a new allotment site at Blindwells new town.</p> <p>There are existing community food growing sites across East Lothian on public land, run by volunteers and with important functions locally as growing spaces, social gathering and community spaces. These include the ‘Men’s Sheds’ community growing site in St Ninian’s Park, Musselburgh, near Musselburgh East Community Learning Centre, Mucklets community growing space in a housing area of Musselburgh, Prestonpans Community Garden on a site between Prestonpans Community Centre and NHS Health Centre, and Belhaven Community Garden in Dunbar, on NHS owned land at the former Belhaven Hospital site.</p>
Infrastructure and Resources		
Transportation Policies		
T1 – Development location and accessibility	New developments accessible by foot, bicycle, public transport and car.	Most new development has been located where it is accessible though in some new housing estates there has been a delay in provision of sustainable bus services until the demand is present. Inevitably some small developments, particularly in the countryside, have been approved in less sustainable locations because of the weighing up of other factors such as the sustainable reuse of existing buildings. Car parking has generally complied with parking standards except where other circumstances such as townscape benefits in a conservation area have prevailed. Travel plans have been required for some developments.

		<p>Given the significant variance between City of Edinburgh and East Lothian parking standards with Musselburgh so close to Edinburgh, parking standards should be reviewed considering the local presence of sustainable transport options. Ensure that Travel Plans include reference to health related issues. Spatial strategy to direct most new development to sustainable travel locations. Consider appropriateness of introduction of Health Impact Assessment (HIA) for major developments.</p>
T2: General Transport Impact	Controls impact of development on road and active and sustainable transport modes.	<p>This policy has been used in the assessment of all applications with any appropriate mitigation required through planning condition and/or legal agreement.</p>
T3 - Segregated Active Travel Corridor	The LDP promotes an enhanced active travel corridor funded proportionately by new development.	<p>The SATC, now known as the Active Freeway, has a defined route from Dunbar to the edge of Edinburgh. Developer contributions have been obtained from relevant developments and partial progress on implementation is being made, but is a long way off completion.</p>
T4 - Active travel routes and core paths	LDP promotes safe walking routes within urban areas and protects its core paths and active travel networks.	<p>Developer contributions have been low. LDP2 should seek whether these can be increased to speed up delivery. Consider whether developer contributions need to be expanded to make connections to other associated path links to the Active Freeway.</p> <p>T4 – existing core path and active travel routes have not been undermined by new development.</p>
T5 – Cycle route network	LDP continues to develop and enhance the cycle route network.	<p>T5 – Projects such as Musselburgh Active Toun have planned a coordinated series of 9 walking and cycling routes around Musselburgh including improved access to the railway station from the town centre. A further study of cycle route options in and around the Tranent, Prestonpans, Longniddry area has also been undertaken. Increase in use of core paths &</p>

T6 – Reallocation of road space and pedestrian crossing points	<p>Walking and Cycling has increased dramatically as a result of Covid. This has had a positive impact on health.</p> <p>LDP explores opportunities to reallocate road space to pedestrians and cyclists where appropriate.</p>	<p>cycle routes - consider further expansion of routes and temporary ones that have been introduced?</p> <p>T6 - Temporary widening of pavements has been introduced in many town centres as a covid measure.</p>
T7 – Information Technology	<p>The LDP encourages the use of Information Technology to encourage sustainable travel options</p>	
T8 – Bus network improvements	<p>Committed to maintaining bus services throughout the county.</p>	<p>T8 - Ensure that any new transport stops are accessibly located. Especially outside the main settlements</p>

T29 – Town Centre Parking strategy	LDP seeks to implement parking strategy.	Parking Strategy is currently being implemented across main towns and 20mph road speed limits are considered in all new developments.
T30 – Road Safety and 20mph Limits	LDP supports road safety and introduction of 20mph speed limits and zones in residential areas.	<p>Continue to work with key partners to find a balance between sustainable transport options and the lifestyle preferences of communities. Encourage the Council and the community to use sustainable transport options.</p> <p>Contribute to community health and wellbeing by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>Links to the Cycling Strategy for East Lothian. Updates as a result of Covid and increase in cycling. Expansion of network or delivery of existing projects quicker.</p>
Digital Communications Networks Policies DCN1 & DCN2	To guide the siting of telecoms infrastructure and encourage broadband in new developments.	<p>Policies have been utilised in the determination of some planning applications, however there are some issues with the wording in terms of ensuring developers deliver what the policy seeks. Issues arise due to ownership of infrastructure (typically BT), the disparity between older and newer cabling in different parts of the county, and the need to work with broadband providers to install the necessary cabling.</p> <p>These policies are linked to both housing developments - DCN2 (where there is an opportunity to install fibre broadband) and for larger telecommunications infrastructure DCN1 such as masts. It is likely that one or both policies will need to be carried forward, albeit in a revised form, to ensure that the next LDP can meet NPF4 policy requirements. There is also a link with the Council's Local Economy Strategy and projects which the Council is involved with to deliver super-fast broadband connection to all homes and businesses, and for the provision of mobile phone signal (with some black spots currently) and 5G rollout across the county.</p>
Major Hazard Sites and Pipelines Policies OI1-3	Includes policy on a series of zones covering various	This is a legal requirement on Local Authorities and would take place irrespective of the presence of these policies. The Council has personnel and processes in place to ensure that the appropriate consultation takes place. There is no change to this policy in NPF4.

	<p>pipelines, Torness and Edinburgh Airport and requires the appropriate consultation takes place with the appropriate authorities.</p>	
<p>Energy Generation Distribution and Transmission Policies SEH1 & 2</p>	<p>The LDP helps facilitate the transition to a low carbon economy by supporting means of energy generation that help to reduce greenhouse gas emissions.</p> <p>District heat networks.</p>	<p>Support Council and the community to move towards sustainable energy options by leadership and the adoption of environmental design practices. Consider priority of energy efficient design (heating and cooling) in new development including use of planting (link to fuel poverty also).</p>
<p>Wind Turbines Policies WD1 - 6</p>		<p>The policy framework included in the LDP was frequently used to provide policy context for planning applications proposing wind developments</p> <p>WD1: Windfarms One application for windfarm development (defined in the LDP as groups of 4 or more turbines over 42m in height) has been made. This was an application made in 2024 at Newlands Hill for 17 x 200m wind turbines, to which the Council objected. The application would have been considered against Policy WD1: Wind Farms, due to its scale. The site was in an area containing both Group 2 and Group 3 areas in the Spatial Framework. However, the spatial framework is considered to be superceded by NPF Policy 11 Renewable Energy. There</p>

		<p>were no applications of any scale within the Area of Strategic Capacity, which was focussed on existing windfarms.</p> <p>Policy WD2: Smaller Scale Wind Turbine Development There have been 9 planning applications for smaller scale wind turbine development made since the adoption of the LDP. Of these, two were withdrawn, and the remainder were granted, one at appeal to the Local Review Body. This policy refers to a Locational Guide, which indicates the height of wind turbine supported in different areas. This reflects the findings of a landscape capacity study commissioned by the Council in 2010, the findings of which were included in our Planning Guidance for Lowland Wind Turbines.</p> <p>Of the 7 applications granted, 3 were in line with this guidance, 4 were not. For three of these, the difference in upper height indicated in the Locational Guide and the turbine height was not extreme; 15m and 17.8m where the upper height indicated was 12m, and 24.9m where the upper height indicated was 20m. However, the 48m turbine at Ruchlaw in an area where the upper height indicated was 12m is clearly out of line with the guidance. This proposal was to replace a turbine consented before the guidance was in place, following its collapse. The Council's Landscape Officer considered this proposal acceptable. The 67m turbine granted at appeal in an area where the upper height indicated is 42m, is also significantly out of scale with the Locational Guide.</p> <p>WD3 All wind turbines This policy lists the criteria for considering wind turbine proposals, and has largely now been superseded by NPF4 Policy 11. One difference is treatment of grid connection. Policy WD3 required consideration of a feasible and acceptable connection to the electricity grid. NPF4 Policy 11 notes rather that "Grid capacity should not constrain renewable energy development. It is for developers to agree connections to the grid with the relevant network operator." However, it also notes that where there are proposals for grid infrastructure, "consideration should be given to underground connections where possible". Policy WD3 also required proposals not to undermine the generating capacity of the Area of Strategy Capacity.</p> <p>WD4 Access Tracks This was included as access tracks can be a particular issue. If specific policy on tracks is needed, it should apply more widely, as it is not only windfarm access tracks that can cause issues.</p> <p>WD5: Repowering No proposals for re-powering of windfarms have been submitted. The case officer did not consider the policy on repowering relevant in determination of the collapsed turbine at Ruchlaw.</p>
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		<p>WD6 Decommissioning and Site Restoration No windfarms have yet been decommissioned in East Lothian. A small number of smaller scale wind turbines have been removed, including the collapsed turbine at Ruchlaw. Its replacement was the only turbine over 42m. The policy states that applicants for such proposals should submit a decommissioning strategy prior to commencement of works, along with a bond or other financial guarantee. A condition requiring this was not imposed on consent, however a condition requiring site restoration following its decommissioning was included.</p>
<p>Energy Generation Proposals EGT 1 – 3 Policy EGT4</p>		<p>Some significant landscape change has taken place as was expected in order to facilitate the development of electricity infrastructure</p> <ul style="list-style-type: none"> • Consider if there are ways to better support the combining of electricity infrastructure • Work with SPEN on grid upgrades and connection of generating capacity <p>Proposals EGT1 and EGT2 aimed to safeguard major generating sites from incompatible uses. In the case of EGT1, it was not clear whether a power station use would come forward on this site, which in the event, it did not. The proposal therefore had to steer a road between support of this use and allowing further beneficial uses to come forward. Since the adoption of the LDP1, the Council has acquired the former Scottish Power site at Cockenzie, on which together with existing land holdings, it is seeking to promote beneficial development. The grid connection there, which has capacity following the closure of the power station, has made this site attractive for onshore transmission works related to offshore windfarms, and two such proposals have been consented here. It is unfortunate that, partly due to the competitive nature of the electricity supply market, the proposals were not be consolidated.</p> <p>Although these facilities are needed to help decarbonise the grid, they do have a level of landscape impact, and also do not provide the jobs that different uses might have done. The Council is progressing the work on the Technical Appraisal for the former Cockenzie Caol Power Station Site.</p> <p>The area of PROP EGT2 continues to be used for electricity generation at Torness, though the current reactors are expected to stop production during the coming plan period. PROP EGT3 aimed to support grid connections for offshore generation, and to secure the combining of infrastructure. It prioritised connection at Cockenzie and Torness.</p>

		<p>Locationally, this was broadly achieved, though connection actually at Torness was not possible, as this would have meant taking the power station off-line for too long. Connections have been consented and are being constructed at Thorntonloch, somewhat to the south of Torness. In addition, combining of infrastructure has not been as successful as might have been hoped, with separate onshore works for Seagreen and Inchcape at Cockenzie, and Berwick Bank and Neart na Gaoithe at Thorntonloch, along with the grid upgrade, the Eastern Link (which does to an extent combine infrastructure with the Berwick Bank onshore works).</p> <p>Policy EGT4 Enhanced High Voltage Electricity Transmission Network expressed support for enhancement of the high voltage electricity transmission network in locations expressed support for enhancement. A high-level diagram showing locations was included.</p>
Waste Policies W1 - 4		
Policy W1 - Waste Management safeguards	LDP protects various sites for ongoing waste management use.	Need to ensure the safe storage of waste. This policy seeks to reduce our reliance on landfills and minimise environmental, community amenity and public health impacts
W2 - Waste management developments		This policy has been used to consider various proposals waste management development.
Minerals Policies MIN 1- 11	The LDP identifies, reviews and safeguards areas of search for mineral extraction.	Mineral applications are infrequent but when used these policies have provided a comprehensive framework for the determination of applications. The aims of these policies are continued through NPF4 and minerals policy in LDP2 could therefore be reduced considerably. There is little need for amendments to the current policy framework.
Diverse countryside and coastal areas		
Development on the Countryside Policies DC1 – 11	While the LDP guides most new	The countryside policies allow only appropriate development in the countryside, recognising the inherent attractive qualities of the East Lothian countryside and coast and seeking to

	<p>development to existing settlement, it also sought to support rural diversification. New homes in the countryside were supported where this involved conversion of attractive rural buildings, for affordable homes or as enabling development. The plan sought to balance meeting the need for the countryside to diversify while resisting pressure for less sustainable development that would harm the countryside or the character and appearance of the rural area. The plan identified</p>	<p>ensure this is not harmed by inappropriate development. Rural diversification is encouraged by Policy DC1 and has resulted in new businesses and operations in the countryside as long as these were not of a type that belonged in employment areas within settlements and that the proposed location was acceptable. Examples of new businesses permitted include a cafe at Balgone, an estate that promotes a range of visitor attracting events throughout the year, formation of lake along with installation of inflatable aqua park playground equipment at an adventure playground at Foxlake, and new holiday lodges at Whitekirk Hill as well as huts at Bolton Muir Wood near Gifford. Conversions of the many vernacular buildings in the East Lothian countryside, including to housing use, have taken place preserving the character of the countryside and further encouraged by the lack of policy support for new build market housing in the countryside. The policy of only allowing buildings of architectural merit to be converted was undermined by national changes to the General Permitted Development Order and the implications of this will require to be given consideration in the redraft of countryside policies for LDP2. Replacement dwellings in the countryside are not routinely permitted and Policy DC3 has been used to refuse a number of inappropriate house replacements though some such as a house at Binning Wood were approved on appeal.</p> <p>The LDP relaxed a previous policy position of not permitting any new build housing in the countryside by opening up the possibility of very small groups of affordable housing. This was to meet a need identified in consultation with rural estates. However, to date no proposals have come forward. While the policy will be reviewed at Proposed Plan stage it does not mean the policy is wrong, it just has not yet been tested. Similarly, there have been no proposals for enabling development that have made it to application stage. Again this is one for review though it has not been tested. Several new market houses in the countryside have been dismissed at appeal in line with policy though a new build house proposed near Whitekirk was allowed at appeal for specific local reasons.</p> <p>The uses which can be supported in the Green Belt under NPF4 and LDP1 respectively are shown in the following table:</p>
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	some particularly sensitive landscapes, including scenic areas, areas around settlement and the coast, which merited particular focus on the type and design of development there.	NPF4 Use	Acceptable in LDP1?
		Development associated with agriculture, woodland creation, forestry and existing woodland (including community woodlands)	Yes
		Essential key worker residential accommodation required by their place of employment.	No
		Horticulture, including market gardening and directly connected retailing, as well as community growing;	Yes; horticulture itself is acceptable, the retail element would be if ancillary to the main use
		Outdoor recreation, play and sport or leisure and tourism uses	No
		Developments providing for access to the open countryside (including active travel and core paths)	Yes, if essential infrastructure
		Flood risk management	Yes, if essential infrastructure
		Essential infrastructure	Yes
		Cemetery provision	Yes if there is an established need (burial ground in general is needed in East Lothian)

		Minerals operations	Only if to meet an established need
		Renewable energy developments	No; though may be acceptable if to support an acceptable use such as agriculture
		Intensification of established uses	Extension or alteration to an existing building, or ancillary development within its curtilage are accepted
		Reuse, rehabilitation and conversion of historic environment assets	Acceptable where an extension or alteration to an existing building
		One-for-one replacements of existing permanent homes.	Yes
		There have been applications for some types of development which did not fall into one of the categories listed in the LDP granted since it was adopted. These were: <ul style="list-style-type: none">• Certificate of lawfulness of existing use as a conference centre with accommodation (Class 8) at Carberry Tower (20/00647/CLU)• Erection of banqueting pavilion marquee, toilet block, fencing, gates, trellis screens, pergola, installation of heating units and formation of hardstanding areas (Retrospective)(18/00984/P): this was originally consented in 2013 for a temporary period, but hadn't been removed. The use was considered acceptable as operated in conjunction with and ancillary to the existing hotel use of Carberry Tower, a well-established leisure and tourism use within this part of the Green Belt	

		<ul style="list-style-type: none"> • Change of use of open space/woodland to domestic garden ground, erection of 2 sheds, 1 greenhouse, fencing, gates, retaining walls, steps and formation of hardstanding areas (Retrospective) (19/01232/P). • Change of use of 2 houses to guest houses, widening of vehicular access, erection of walls and gates at Monkton House and Monkton House Cottage (20/00089/P). • Change of use of conference centre with accommodation (class 8) to form 1 house, erection of fencing and gates at Carberry Tower (21/00557/P). • Siting of a snack van at Morrisons Haven (21/01302/P). <p>The erection of coffee shop with drive-thru (class 3), extension to hotel, formation of additional car parking and associated works at Edinburgh Service Area, Old Craighall (20/00623/P) was consented, as was a proposal for a petrol station and associated works on the adjacent site. This application was on the site of a former hotel. Erection of 6 storage containers in association with an existing livery business at Hillhead Farm (20/00887/P) was also justified as ancillary development within the curtilage of an existing building, as were the storage containers at Prestongrange Museum (21/00996/PCL). This was also the case with the change of use of a building to an ice cream servery at Newhailes (20/01166/P).</p> <p>There were also some works which did not fall into a specific type of proposal listed but that were justified on the basis of meeting an established need, which is acceptable under policy. These included works at Newhailes including formation of footpaths and buttress, erection of fencing and gates, heightening of wall, alterations to walls, installation of lighting and associated groundworks under application 18/00982/P. These works were intended to secure the restoration of the Estate landscape and buildings and the long-term continuing sustainable use of the Newhailes Estate. The burial ground consented under application 19/00389/PCL was also considered to meet a need for burial land in East Lothian.</p> <p>Green Belt policies have been supported at appeal (25/00330/P for change of use of land to form accesses at Kinwegar, and 24/00782/P, which was a fence adjacent to a road at Springfield Cottages near Whitecraig.</p>
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		<p>For more information on Green Belt see Appendix 1 of the Countryside and Coast Topic Paper.</p> <p>There is information on planning applications made in Countryside Around Towns areas in Appendix 2 of this paper. Countryside around Towns policy has been supported at appeal.</p> <p>Coastal areas were divided into 'Developed' which included some parts of coastal settlement, 'Constrained' which were largely undeveloped areas, and 'Unspoiled' which covered the Forth Islands. The aim of policy was to steer mobile development which needed a coastal location to developed areas, and to restrain development in the undeveloped coast, other than where that particular coastal location was needed, and to reinforce coastal character through design. Supplementary Planning Guidance was produced in support of this policy. This gave further detail on acceptable uses and also guidance on design.</p> <p>There was only one application in the Unspoiled area, for Listed Building consent for solar panels on an existing lighthouse. The character of these areas has been protected from development and remains intact. In the Constrained Coast, most of the applications were householder development, which is in principle acceptable. The main pressure was for tourism related development, including new holiday cabins at Lochhouses, a wedding barn and associated development at Broxmouth, and several mobile snack vans. There were also some changes to existing facilities, such as the erection of a starter's building at Gullane Golf Course, and practice nets at a course in North Berwick. Electricity infrastructure has also come forward in the constrained coast at Thorntonloch, as well as parts of the developed coast at Cockenzie. Generally, the character and appearance of the constrained coast remains intact, though there are some areas where character has changed including north of Archerfield with development of substantial houses to the North at King's Cairn; intensification of holiday development at Lochhouses and Broxmouth, and necessary infrastructure at Thorntonloch.</p>
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		<p>Further information on specific coastal character areas is at Appendix 3 of the Countryside and Coast Topic Paper.</p> <p>The newly designated Special Landscape Areas and associated Supplementary Planning Guidance has been a considered factor in the assessment of countryside policies as appropriate.</p>
Our Natural Environment and Cultural Heritage		
<p>Natural Heritage Policies NH1 – 4 Protection of designated sites and European Protected Species</p>	<p>The LDP aimed to protect sites designated for their biodiversity or geodiversity interest at international, national or local level, and improve public access (where appropriate) to such sites.</p>	<p>Policy Delivery Information on internationally and nationally designated sites, and any negative pressures is available from NatureScot’s Sitelink. NatureScot confirm that in their view, there has not been an instance where development has caused significant, permanent damage to a protected area.</p> <p><i>European Sites</i> By law, where a plan or project has a likely significant effect on a European Site, it must undergo Appropriate Assessment, and cannot normally go ahead if an adverse impact on the integrity of the site is found. Some applications have undergone Appropriate Assessment, as did the plan as a whole, however no adverse impacts on site integrity were found for any proposals granted permission. No derogation cases have been made for development in East Lothian. There have therefore been no more than minor residual effects on these sites arising from development.</p> <p>There are 2 European Sites within East Lothian (Firth of Forth and Forth Islands SPAs) and two that are adjacent (River Tweed SAC and Outer Firth of Forth and St Andrews Bay Complex SPA). In addition to these also being SSSIs, the Firth of Forth SPA is also a Ramsar site. There are also sites further afield which potentially have ecological linkages to development in East Lothian, for example because of impact on mobile species which also visit East Lothian, changes to water quality or otherwise.</p> <p>The Firth of Forth SPA features have not been formally reassessed since 2018 so any impacts arising from the plan have not been captured there. The LDP could influence some of these,</p>

		<p>such as recreational disturbance and water quality (locally) and climate change (cumulatively with many other plans and projects).</p> <p>The BTO (British Trust for Ornithology) monitor waterbirds, the last survey being winter 2021/22. They have found an alarming long-term decreasing trend for many features, with red or amber alerts issued for 19/26 qualifying interest species (BTO don't monitor pink footed geese through this scheme). The short-term trend (past 5 years) is also downwards for most features, with the decrease over this period also triggering alerts for 5 species. For some of these species the BTO consider the reasons are not site specific (e.g. eider), but for others site-specific reasons are likely (e.g. Long tailed duck) while for others it is unclear (e.g. velvet scoter). Not all of the site-specific reasons can be influenced by the LDP.</p> <p>There were 27 planning applications granted where the site was in or partially within the Firth of Forth SPA. The majority of these were at the harbours at Dunbar and North Berwick, or related to electricity infrastructure at the former Cockenzie Power Station site. One application specifically aimed to support SPA species, among other things: 18/00388/PM for the restoration of ash lagoons no. 6 and 8 and works to lagoon 7 at Levenhall, following the earlier than anticipated closure of Cockenzie Power Station. Other projects of note were the renewal of consent for housing at Gin Head and a PAN for coastal protection works at North Berwick Golf Course. Only one such application was refused: 24/00629/P for change of use of a building to holiday let at Kilspindie Golf Course. Failure to demonstrate that there would not be an adverse impact on the conservation objectives of this site, contrary to Policy NH1, was one of the reasons for refusal.</p> <p>The Forth Islands SPA individual species features were reassessed in 2024. Breeding common, roseate and sandwich tern and cormorant were assessed as 'unfavourable, no change' but no negative pressures were identified for these species. Breeding kittiwake was also assessed as 'unfavourable, no change', with climate change and game/fisheries management identified as negative pressures. The Council is a partner in a project to support this species, as compensation for impacts identified from Berwick Bank offshore windfarm. Shag was also assessed by NatureScot as 'unfavourable, no change', with climate change and game and fisheries management identified as a negative pressure. Although the LDP can influence climate change its individual effect is obviously marginal, and it has no role in game or fisheries management. The LDP is therefore unlikely to have influenced the status of those Forth Island SPA species that are faring poorly.</p>
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		<p>The breeding seabird assemblage there was last assessed in 2019, and found to be in favourable but declining condition. Among several negative pressures identified were infrastructure, and recreation/disturbance. The LDP could have role in planning for infrastructure, and although recreational disturbance is primarily a management issue, the LDP can influence this through policy towards supporting infrastructure for activities that might lead to disturbance, or through supporting population increase nearby.</p> <p>Only one application has been decided in Forth Islands SPA since LDP adoption, which was to grant Listed Building Consent for solar panels on Fidra Lighthouse.</p> <p>NatureScot has not formally assessed the Outer Firth of Forth and St Andrews Bay Complex features since designation in 2023. They have not identified any negative pressures. The interest in this site is mostly in seabirds, some of which use sites inland.</p> <p>The River Tweed SAC Salmon and Otter feature have not been formally reassessed since 2015. Brook, River and Sea Lamprey were last assessed in May/June 2019, along with the habitat 'Rivers with floating vegetation often dominated by water-crowfoot'. Brook and River Lamprey were 'Favourable maintained' but Sea Lamprey and the river habitat were both 'Unfavourable', which was 'no change' for the habitat and 'Declining' for the Lamprey. Water management and water quality were listed as negative pressures for both. Both of these could be affected by development in East Lothian, in particular energy development in the Lammermuirs, where parts of the area drain into the River Tweed SAC. Where windfarms have been developed there conditions have been in place to avoid run-off of silt and pollution prevention, which can cause of poor water quality. The policy should have been sufficient to avoid harm however. If harm was caused to this site by these developments it is likely to do with condition compliance rather than policy. Invasive species were also listed as a pressure: development (and increased recreation) can introduce invasive species, as seeds and material can travel from other sites on machinery and boots.</p> <p>Recreational disturbance was noted as a negative pressure for Otter in the River Tweed SAC, and this might include in supporting habitat in East Lothian. As with the Firth of Forth SPA, recreational pressures are likely to alter with from changes to recreational habits and moorland management as well as arising from increased population through housing development.</p> <p>There were 12 applications for proposals which overlapped the area mapped as draining into the River Tweed SAC, two of which may have been just over the watershed. These were all infrastructure related, mostly electricity related proposals but also telecom mast works and</p>
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		<p>works associated with the reservoir at the Whiteadder. For 3 of these applications, the Biodiversity Officer considered the issue of drainage into the SAC but excluded it either due to distance or the intervening Whiteadder reservoir. The issue was not narrated as having been considered for the remainder, either by them or the case officer.</p> <p><i>SSSIs</i></p> <p>In the plan period, not all SSSI features have been assessed by NatureScot. The following table shows planning applications or partly within SSSIs, and NatureScot feature assessment over the plan period.</p> <table> <tr> <th>SSSI</th><th>Planning applications?</th><th>NatureScot Feature Assessment; date; result; negative pressures</th></tr> <tr> <td colspan="3"><i>SSSI which do not overlap SPA</i></td></tr> <tr> <td>Bangley Quarry</td><td>None</td><td>None assessed over LDP period</td></tr> <tr> <td>Barns Ness Coast</td><td>4 applications partly within the site. 21/00997/PM was for 78 houses and golf related facilities, adjacent to and slightly intersecting the SSSI. NatureScot did not anticipate an effect on the SSSI arising from this. 23/00162/PPM was for onshore electrical infrastructure related to Berwick Bank windfarm, transecting the site. NatureScot agreed with the EIA conclusion that the proposal would result in only minor adverse effect on the SSSI.</td><td><i>Lower Carboniferous [Dinantian - Namurian (part)]</i> 16 Nov 2021; Favourable Maintained; no negative pressures <i>Saltmarsh</i> - 25 Mar 2024; Favourable declining; no negative pressures identified <i>Sand dunes</i> 25 March 2024; Unfavourable recovering; negative pressures; invasive species – nettles, senecio jacobaea, thistles <i>Shingle</i> – Favourable maintained; 25 Mar 2024; no negative pressures</td></tr> </table>	SSSI	Planning applications?	NatureScot Feature Assessment; date; result; negative pressures	<i>SSSI which do not overlap SPA</i>			Bangley Quarry	None	None assessed over LDP period	Barns Ness Coast	4 applications partly within the site. 21/00997/PM was for 78 houses and golf related facilities, adjacent to and slightly intersecting the SSSI. NatureScot did not anticipate an effect on the SSSI arising from this. 23/00162/PPM was for onshore electrical infrastructure related to Berwick Bank windfarm, transecting the site. NatureScot agreed with the EIA conclusion that the proposal would result in only minor adverse effect on the SSSI.	<i>Lower Carboniferous [Dinantian - Namurian (part)]</i> 16 Nov 2021; Favourable Maintained; no negative pressures <i>Saltmarsh</i> - 25 Mar 2024; Favourable declining; no negative pressures identified <i>Sand dunes</i> 25 March 2024; Unfavourable recovering; negative pressures; invasive species – nettles, senecio jacobaea, thistles <i>Shingle</i> – Favourable maintained; 25 Mar 2024; no negative pressures
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<i>SSSI which do not overlap SPA</i>														
Bangley Quarry	None	None assessed over LDP period												
Barns Ness Coast	4 applications partly within the site. 21/00997/PM was for 78 houses and golf related facilities, adjacent to and slightly intersecting the SSSI. NatureScot did not anticipate an effect on the SSSI arising from this. 23/00162/PPM was for onshore electrical infrastructure related to Berwick Bank windfarm, transecting the site. NatureScot agreed with the EIA conclusion that the proposal would result in only minor adverse effect on the SSSI.	<i>Lower Carboniferous [Dinantian - Namurian (part)]</i> 16 Nov 2021; Favourable Maintained; no negative pressures <i>Saltmarsh</i> - 25 Mar 2024; Favourable declining; no negative pressures identified <i>Sand dunes</i> 25 March 2024; Unfavourable recovering; negative pressures; invasive species – nettles, senecio jacobaea, thistles <i>Shingle</i> – Favourable maintained; 25 Mar 2024; no negative pressures												

		Danskine	None: though the route to Newlands Hill Windfarm, on which a decision has not yet been made, has the potential to affect this site	<i>Fen Woodland</i> : Favourable declining, 16 August 2024; Negative pressures: Invasive species (birch); overgrazing (deer); water management
		Garleton Hills SSSI	Two consultations on 11kW pole mounted electricity lines. On one, NatureScot confirmed that the few poles within the site, which were around the periphery, would not damage the natural features of the site. A condition was placed on the other to provide a method statement to show the works, which again had a very limited number of poles within the site, would have minimal effects on the SSSI by locating them to avoid exposed rock outcrops.	None assessed over LDP period
		Keith Water	None	None assessed over LDP period
		Lammer Law	None	<i>Blanket Bog</i> ; 16 Aug 2024 Unfavourable recovering no negative pressures <i>Juniper scrub</i> ; Unfavourable declining; 16 August 2024; negative pressures, burning,

				invasive species, overgrazing from rabbits and sheep <i>Subalpine dry heath</i> , 16 August 2024, favourable recovering; Negative pressure, burning. <i>Upland assemblage</i> ; Unfavourable no change 16 August 2024 – negative pressures Burning, Invasive species, Overgrazing
		Lammermuir Deans	None	None assessed over LDP period
		North Berwick Law	6 applications which marginally overlapped the site, 4 involving the adjacent Aldi supermarket, the other two a house also adjoining the site. These would not affect the site.	<i>Lowland calcareous grassland</i> – 28 Mar 2023; Favourable recovered; no negative pressures identified
		Papana Water	None	<i>Upland mixed ash woodland</i> – 25 March 2024 Unfavourable declining. Negative pressures; Overgrazing from deer.
		Rammer Cleugh	Planning application to restore a buildings to form a house at Halls Cottages; also a Certificate of Lawful Development for renovation of the derelict house Lucknow. The first was at Halls Cottages - as	None assessed over LDP period

			previously developed land the Biodiversity Officer did not consider there would be an effect on the SSSI. The second was at Lucknow, where the case officer appears to have consulted neither the Biodiversity Officer nor NatureScot. They did not mention the SSSI in their report despite the proposal being in the centre of the site.	
		Traprain Law	None	<i>Carboniferous - Permian Igneous</i> – 13 Aug 2024 Favourable Recovered <i>Lowland acid grassland</i> - 13 Aug 2024; Unfavourable Recovering; under-grazing <i>Lowland calcareous grassland</i> – 13 Aug 2024; Unfavourable, no change; Invasive species (gorse), overgrazing from rabbits and sheep
		Woodhall Dean	None	None assessed over LDP period
		SSSI which overlap European Sites		
		Bass Rock	None	<i>Seabird colony, breeding:</i> 30 Jan 2019; Favourable declining; no negative pressures identified

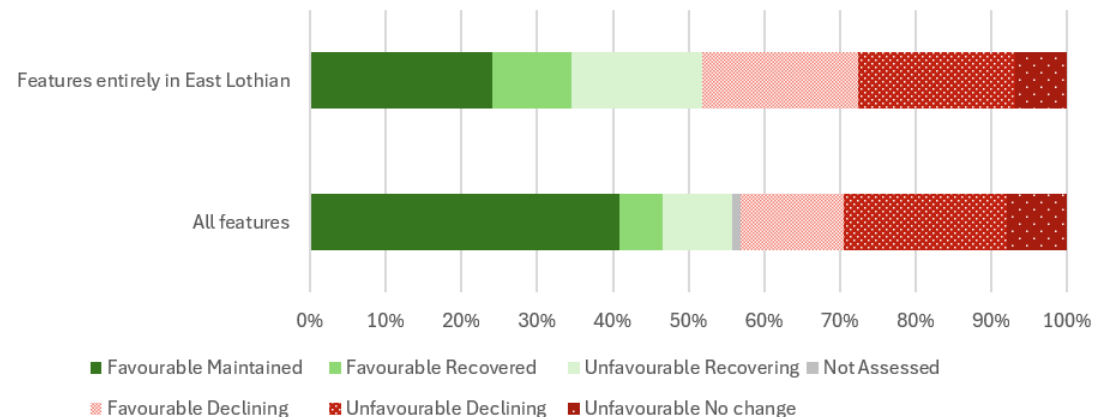
		Forth Islands SSSI	1 application, solar panel on Fidra lighthouse	<i>Cormorant (Phalacrocorax carbo)</i> , breeding – 30 Jan 2019; Unfavourable declining; no negative pressures identified <i>Puffin (Fratercula arctica)</i> , breeding – 30 Jan 2019; Favourable declining; negative pressures climate change, game/fisheries management, Invasive species <i>Seabird colony</i> , breeding – 30 Jan 2019; Favourable declining; negative pressures – game/fisheries management
		Firth of Forth	49 planning applications in or partly within the site, 21 of which were householder applications where the garden marginally overlaps the site: there were two new houses at Archerfield where the garden ground similarly overlapped the site. There were works within Dunbar and North Berwick harbour areas. There were also applications for extension to the Bayswell Hotel, at the edge of the site at Dunbar. Here, the	30 Jan 2019: <i>Bar-tailed godwit (Limosa lapponica)</i> , non-breeding –; Favourable Maintained; negative pressures – recreation/disturbance; dog walking and walking 3 Nov 2018; <i>Coastal Geomorphology of Scotland and on 21 Mar 2019 Quaternary of Scotland</i> ; Favourable Maintained; negative pressures natural event – tidal erosion 22 Mar 2019: <i>Common scoter, Red-breasted</i>

			<p>Biodiversity Officer considered there wouldn't be a significant impact on the site. Cabling to connect offshore windfarms to the grid was consented, crossing this site between Cockenzie and Prestonpans.</p> <p>NatureScot commented that none of the qualifying features were present at this part of the site, while construction works would be temporary so the site not be harmed. There were two applications by Gullane golf club for toilet blocks on the course. For the first, SNH commented that the proposal would result in minor, localised nutrient enrichment which could constitute damage to the SSSI. As NatureScot did not object, the case officer considered the proposal to accord with Policy NH2. The Biodiversity Officer was consulted but does not appear to have commented. The second was for the permanent siting of a previous temporary toilet</p>	<p><i>merganser, Long-tailed duck and Scaup, all non-breeding</i> – Unfavourable declining; no negative pressures identified</p> <p><i>Cormorant, non-breeding</i> – Favourable maintained; negative pressures game/fisheries management</p> <p><i>Curlew, non-breeding</i> Favourable maintained; negative pressures climate change and recreation/disturbance from dog walking and walking</p> <p><i>Dunlin, non-breeding</i> – Favourable declining; no negative pressures</p> <p><i>Eider, non-breeding</i> – Favourable declining; negative pressures recreation, disturbance from dog walking</p> <p><i>Golden plover, non-breeding and Goldeneye, non-breeding</i> – Unfavourable declining; negative pressure climate change</p> <p><i>Great crested grebe, non-breeding</i>; unfavourable declining; negative pressure - natural event.</p>
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			<p>block. The case officer appears to have consulted neither the Biodiversity officer nor NatureScot. They listed Policy NH2 as relevant, but considered there would be no effect on the SSSI as the block was already there. There were two applications for holiday accommodation at the Scripture Union site at Scoughall, both for replacement of temporary accommodation with holiday pods. NatureScot advised that as there was no increase in use, the Firth of Forth SPA and therefore SSSI would not be harmed. Two applications were refused partly because of their effect on the Firth of Forth SSSI, 22/00277/P which had the effect of allowing lighting at Winterfield Tennis Courts, and 24/00629/P, a vacant building at Kilspindie proposed for a holiday let.</p>	<p><i>Grey plover, non-breeding;</i> Favourable declining; negative pressures climate change and recreation/disturbance from dog-walking and walking <i>Knot non-breeding;</i> Unfavourable declining; negative pressures climate change and recreation/disturbance <i>Lapwing, non-breeding -</i> Favourable declining; negative pressure climate change <i>Mallard, non-breeding;</i> Favourable declining; negative pressures; climate change recreation/disturbance <i>Oystercatcher, Pink-footed goose, Red-throated diver and ringed plover, all non-breeding and Sandwich tern (passage) -</i> Favourable maintained, no negative pressures <i>Redshank –</i> Favourable maintained; negative pressures recreation/disturbance</p>
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No SSSI's have been de-notified over the period. However, overall, only just over half of all features are Favourable or Recovering. Other than Fish, which are a feature only of the very small part of the River Tweed SSSI in East Lothian, Earth Science (geological) features are in the best condition overall. Eleven are Favourable Maintained, with four Unfavourable, though none of these are recovering. Lowland Grassland and Woodland features are not faring well; no Woodland feature is in Favourable Condition, and only one Lowland Grassland feature. Upland and Coastal features are split fairly evenly. About half of the Bird features are in Favourable Maintained condition; the other half Declining.

Condition of SSSI features in, or partly within, East Lothian



This is clearly of concern. While some issues are beyond the scope of the LDP, the plan has a role in preventing harm that arises from development, and in encouraging the conservation of these sites. Policy NH2 has helped protect the sites, in that it has been used to modify schemes, or to refuse applications that would cause harm. However, it is difficult to monitor the outcome of applications that are not within the site, but where development may have an ecological pathway to a qualifying interest. The change in planning policy through NPF4 to allow for biodiversity enhancement should help.

		<p><i>Geological Conservation Review Sites</i></p> <p>The GCR was carried out with the intention that these sites would replace SSSIs with earth heritage interest. Often the boundaries are similar or the same as geological SSSIs, and they share the interest. There are places where however the GCR extends beyond the SSSI boundary, which is why they were included in Policy NH2. There have been around 25 applications determined for applications within a GCR but not in a SSSI. Around half of these were for non-intrusive works, for example works to a building only or siting of surface structures, which could not affect the geological interest. The GCR site was only mentioned specifically in one application, 25/00483/P for installation of seawater heating pump system at the Seabird Centre. A condition was placed on consent to avoid harm to the geological interest there. For applications where NatureScot was consulted, it is assumed they would also comment on impacts on the GCR. However there were some applications which weren't also in the SSSI, and the GCR interest there may have been overlooked.</p> <p><i>Local Biodiversity Sites</i></p> <p>Since the LDP was adopted, there have been around 700 applications in, partly within or within 20m of a Local Biodiversity site, which were for a wide variety of purposes, and most of which will have had no effect on the site. Around 50 applications were completely contained in the site. Huts, agricultural and forestry buildings formed a significant number of these. Bolton Muir wood, which is ancient woodland as well as being a Local Biodiversity Site, was subdivided and sold off as separate 'woodlots'. This led to demand for huts and forestry buildings there, which are starting to change the character of the site. In the circumstance of separate ownership, it is difficult to plan for the site as whole, for example consolidating car parking. There have been applications for huts in other areas of woodland. Policy towards development in woodland has been revised in NPF4.</p> <p><i>Local Geodiversity Sites</i></p> <p>There have been around 100 applications decided within or partly within Local Geodiversity Sites. The following sites either had no determined applications, or only those that marginally overlapped and did not affect the site: ELC1 - Gala Law; ELC2 – Burn Hope; ELC3 – Gin Head, Tantallon (though there was a renewal of consent for redevelopment of a building at Gin Head, which could indirectly affect the appreciation of the site); ELC7 – Old Markle Quarry; ELC8 – Blakie Heugh; ELC9 – Kippielaw; ELC11, Craig's Quarry; ELC12 Peppercraig Quarry; ELC13 – Gullane shore; ELC14 Kilspindie; ELC15 Prestonpans (cables connecting offshore</p>
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		<p>windfarms to the national grid at Cockenzie were located avoiding the LGS at both Prestonpans and Cockenzie Port Seton); ELC17 Esk Valley; ELC Kidlaw Quarry; ELC 21 Cheese Bay; ELC23 Kidlaw Erratic; ELC24 Lochhouses; ELC25 Seacliff to Scoughall Shore; ELC28 Tyne Estuary Belhaven Bay; ELC29 Gullane Bents; ELC30 Aberlady Bay; ELC31 Forth Islands.</p> <p>The main quantity of applications determined were at ELC4 Dunbar Shore, ELC5 North Berwick Shore, ELC16 Cockenzie and Port Seton and ELC6 Yellowcraig. For the first three, most of the applications were associated with the harbours. There was also an application for rock groynes at Dunbar Shore. The aim of this was to alter the distribution of sand; this could affect the appreciation of the feature. The damage to the wall at North Berwick harbour by storm could possibly also have affected erosion of the site had it not been repaired, and the application for those works was granted. The main applications intersecting the Yellowcraig site were housing at Kings Cairn, which through potentially affecting the experience of visiting would not affect the site itself.</p> <p>At ELC10 Dirleton Castle there were two applications in the site, a shed and alterations to the bowling club building, including provision of a handrail, both in the geologically significant area.</p> <p>At ELC18 Pencraig Wood Quarry, a mobile snack van was consented. This was located on existing hardstanding with no intrusive works.</p> <p>At ELC19 North Berwick Law, there were applications for houses east of Heugh Steadings, one for re-use of a water tank (19/00700/P) and one which was a new building (22/00587/P). The case officer did not consider LGS policy relevant for either application, though both did involve intrusive works, the second more so. The first was granted and the second refused for other reasons.</p> <p>At ELC20 Garleton Hills, no objection was made to applications for an agricultural building and overhead electricity lines, all of which were at the edge of the site.</p> <p>At ELC26 Thorntonloch, landfall for the Eastern Link cable came onshore across the site (22/00852/PPM), but this was not commented on by the case officer.</p> <p>At ELC27 Whitekirk there was a retrospective application for a new pathway which crossed the site. As a retrospective application the damage, if any, would have already been done, however the case officer did not consider the LGS policy.</p>
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		<p>Altogether, the main potentially damaging development has been cable landfall at Thorntonloch, new track at Whitekirk, and coastal defence work at Dunbar Shore. Cumulatively, there could also be effects on appreciation of the sites arising from works around the harbour areas and overlapping the site boundaries at Dunbar Shore, North Berwick Shore, Cockenzie Port Seton, Yellowcraig and Garleton Hills. As no monitoring has been carried out, the general condition of the sites independent of development (for example due to erosion or overgrowth of vegetation) is not known.</p> <p>Impact of NPF4</p> <p><i>Policy NH1:</i> NPF4 Policy 4b includes policy requiring Appropriate assessment where needed, and notes that species are extended protection under the relevant statutory regimes. However, it does not re-iterate that requirements of those regimes as Policy NH1 does. Consideration should be given to whether or not this is necessary. If not, this policy could be omitted.</p> <p><i>Policy NH2:</i> Policy 4 c includes similar criteria for where development that harms a SSSI can be permitted, while Policy 3biii covers provision of appropriate mitigation. There are two policy gaps. The first is that NPF4 policy does not protect Geological Conservation Review Sites. These were the sites that form the basis for protection of representation of the whole range of Britain's geodiversity. The intention was that they would be designated as SSSIs, however this has not been done. Policy NH2 treats these sites as if they were SSSIs. The second gap is the note in Policy NH2 that states "where proposals affect non-notified features within a site, this will be considered against criteria in Policy NH3". The public can expect biodiversity (or less commonly, geodiversity) within a SSSI to be protected, and are sometimes surprised to find that unless it is a listed feature, it isn't. If this provision is removed, it would mean that some biodiversity within Local Biodiversity Sites is more protected than that in SSSIs. Consideration should be given to whether NPF4s provision on mitigation is sufficient to address this, or if the policy aim of protection non-designated interests within SSSI sites should be retained, potentially within Policy NH3. An alternative would be to identify all SSSI sites as Local Biodiversity Sites. This would also have the advantage that if a site was de-designated as SSSI it is not unlikely that it would retain sufficient local interest to be designated as LBS. Double designation would mean this occurred with no further procedure needed.</p>
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Policies NH5 – 6 Non-designated Biodiversity and Geodiversity interest	The Plan also aimed to ensure that non-designated biodiversity and geodiversity interests were taken into account in planning decisions.	The main threats to non-designated biodiversity from development are direct impact from habitat loss; habitat fragmentation, and increased disturbance from noise, light, recreation and traffic. This policy, and the SPG Design Standards for New Housing Areas, were intended to avoid this. NPF4 biodiversity policy now requires enhancement, and for proposals to be informed by NatureScot's 'Developing with Nature' Guidance. This change has led to greater inclusion of measures to enhance biodiversity in planning applications, though the actual value of these can be inconsistent. Scottish Ministers are working on guidance on Biodiversity Net Gain, which will clarify expectations. .
Policy NH7 Soil	The plan aimed to protect prime agricultural land, rare and carbon rich soils, recognising that some such areas will be developed in support of the overall spatial strategy or for other beneficial development where there are no other suitable sites.	The main areas of prime agricultural land that have been lost were those allocated to achieve the spatial strategy. At least one application has been refused due to loss of prime agricultural land, 22/00708/PP for the erection of 2 houses on a site south of Cornhill, by Ballencrieff. The case officer referred to both LDP Policy NH7 nor NPF5 Policy 5 on Soil, as well as rural development policies.
NH8 – Trees and Development	To protect woodland and trees on development sites	NH8: Landscape Officers are consulted on applications where there are trees on development sites and advise on whether or not trees will be harmed. Threat to trees has been a reason for refusal of some applications, for example 22/00135/P for a house at Liberty Hall or 22/00978/P for similar at the Castle Inn, Dirleton. In addition, the policy allows for

	while allowing for removal of less valued trees to facilitate beneficial development.	<p>negotiation of adaptations to proposals to avoid harm to trees, and for conditions to be placed on consent to protect or replace trees during construction and going forward, for example at Pitcox Smiddy (17/01049/P) where trees and a woodland area were retained, and access altered, following landscape officer comments on loss of trees. Application 18/00624/P at Archerfield, for housing, holiday cabins and lodges was also altered to omit two houses and 5 of the 12 holiday cabins, as well as relocating the lodges, in part to protect trees.</p> <p>Difficulties with protecting trees include that, other than trees under Tree Protection Orders and trees which require felling consent, there is nothing to prevent applicants removing trees prior to application.</p> <p>Tree canopy cover is important for the health and wellbeing of East Lothian's residents. Key to a healthy climate forest include soil health, water availability, free of pest and diseases, clean air, a healthy form and canopy, and an even age distribution of the forest.</p>
Sustainable Urban Drainage Systems Policy NH10		Policy NH10 has been used frequently in residential and non-residential developments. It has delivered a wide range of SuDS which contribute to sustainable flood risk management as well as providing important biodiversity benefits. The Council produced Supplementary Planning Guidance on SUDS. The design of some of these facilities has not met the aspirations for them in the SPG. The result can be less attractive and multi-functional schemes than hoped. For example, SUDS are often fenced off for security reasons. The need for this can depend both on the view of risk taken by the controller of the facility and their insurance requirements. Issues with adoption of SUDS facilities by Scottish Water can also constrain the design. Potential for rewording of policy NH10 to clarify management/maintenance responsibilities. Also potential to provide more clarity on design requirements (planting, fencing etc.) to achieve the highest quality design possible.
NH11 - Flood Risk	LDP aims to reduce flood risk.	Policy NH11 ensures the Council continues to carry out duties and responsibilities in relation to flood risk management as part of new development. The policy will need to be updated to ensure it is in accordance with the NPF4, and revised targets/standards such as climate allowances provided by SEPA. Scottish Water will also have an important role in developing this revised policy.

NH12 – Air Quality	LDP aims to prevent unacceptable harm to health because of air, pollution.	<p>The Council's Environmental Health and Protection Service advises on air quality issues. An Air Quality Management Area was in place in Musselburgh at the start of the plan period, however air quality has now improved to the extent that this has been removed. This was largely due to a reduction in diesel vehicles. Tranent High Street was also close to breaching limits, but has likewise benefitted from a reduction in diesel vehicles. There are Air Quality Management Areas in parts of Edinburgh which may be partly due to vehicle movements originating in East Lothian.</p> <p>Some areas, mainly west of Edinburgh and around major roads, have higher ambient levels pollutants than others, including particulates. There is no safe level of particulate pollution. LDP2 is likely to aim to locate new development in locations accessible by public and active transport. This will minimise new traffic generation and resultant air pollution. The LDP could also consider locating sensitive uses away from area with higher levels of ambient air pollution. Design, such as inclusion of hedges around roads, to separate sensitive receptors from sources of air pollution could also be considered.</p>
NH13 – Noise	LDP aims to prevent unacceptable harm to health because of noise pollution.	<p>The Council's Environmental Health and Protection service advise on applications which may produce noise or be affected by existing sources of noise, and conditions are often applied to consent to ensure acceptable levels are not exceeded. Noise conditions can be complicated where there are several sources of similar noise emissions, for example for properties near more than one windfarm.</p> <p>LDP Policy currently does not recognise Quiet Areas which arose from of the European Noise Directive.</p> <p>Noise can be detrimental to health and affect amenity at levels below those which are considered acceptable in terms of nuisance. Consideration could be given to how to avoid noise impacts through a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area. Reference could be made to mapping carried out originally under the European Noise Directive and SIMD areas.</p>
Cultural Heritage Policies CH1- 6	The LDP helps to protect sites designated for	East Lothian has a strong built and cultural heritage which the LDP sought to protect by policies CH1-6. Policies affecting listed buildings and conservation areas generally hold up strongly though a recent recommendation for the demolition of an unlisted building in North

	<p>their cultural heritage interest at international, national or local level.</p> <p>The Plan also ensures previously unknown archaeology is taken into account in planning decisions.</p>	<p>Berwick Conservation Area did not meet policy and is currently with HES for potential call in. Archaeological impacts of developments are consistently evaluated in accordance with policy and the implications of Battlefields are considered, if rarely found to be harmed, in the determination of applications.</p> <p>While the policy protects all Gardens and Designed Landscapes in line with national policy there remains a need to identify the significance of each garden and designed landscape to ensure that the implications of development can be properly assessed. Work to do this is underway with a project called Glorious Gardens East Lothian and will provide more detailed information aligned to LDP2 in future.</p> <p>The need for similar Cultural Heritage policies will be reviewed in LDP2 but their local dimensions may mean they are still required.</p>
Design		
Landscape Character Policy DP1		<p>This policy requires new development to integrate with the existing landscape and townscape of the area, maximise the potential to make connections with the surroundings and reflect local vernacular architectural styles. Policy DP1 has been successfully used and implemented both for major and local developments.</p>
Design Policy DP2 - 9	<p>The location and quality of development directly affects everyone in society by influencing the quality of our environment and how it can be used now and in future.</p> <p>The LDP has an important role in</p>	<p>The Design policies of the LDP aimed to ensure design proposals responded to their local context. These are routinely considered in the determination of planning applications. Future revisions of these policies may require to add energy efficiency or other climate change measures. The residential density policy sought to achieve an average density of 30 dwellings per hectare a level at which a range of different house types ought to be delivered across a site. Many applications have sought to achieve this by applying terraced or flatted developments largely to affordable elements of layouts rather than market layouts, which had not been the intention of the policy and results in fewer smaller market homes. In practice this policy has not been used to refuse a lower density development and needs reviewed to ensure additional compliance.</p> <p>It could also be reviewed spatially to see where it has resulted in satisfactory levels of density though it is noted that the policy allows for lower density if satisfactorily justified. Connection with 20 min neighbourhoods. Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and</p>

	delivering the placemaking design agenda by setting a local policy context for improving design quality.	engage in regular physical activity by providing connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life. Streets with direct, safe and convenient access to destinations. Conveniently located public spaces for active recreation and leisure. Accessibly located public transport stops. Amenities and protection to support physical activity in all weather conditions.
Delivery		
Infrastructure and Facilities Provision Policy DEL1		See individual Proposals reviewed earlier in the document.
Transport Infrastructure Delivery Fund Policy T32		As above