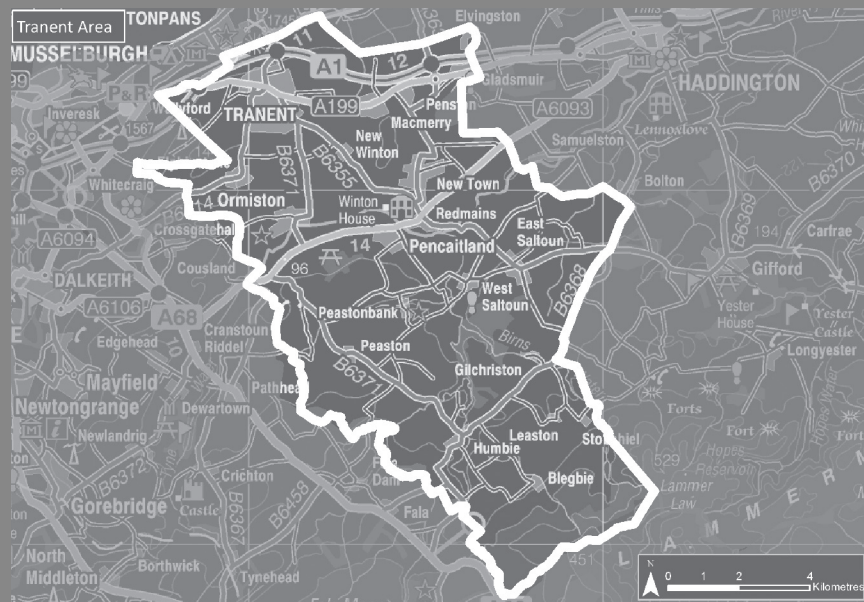
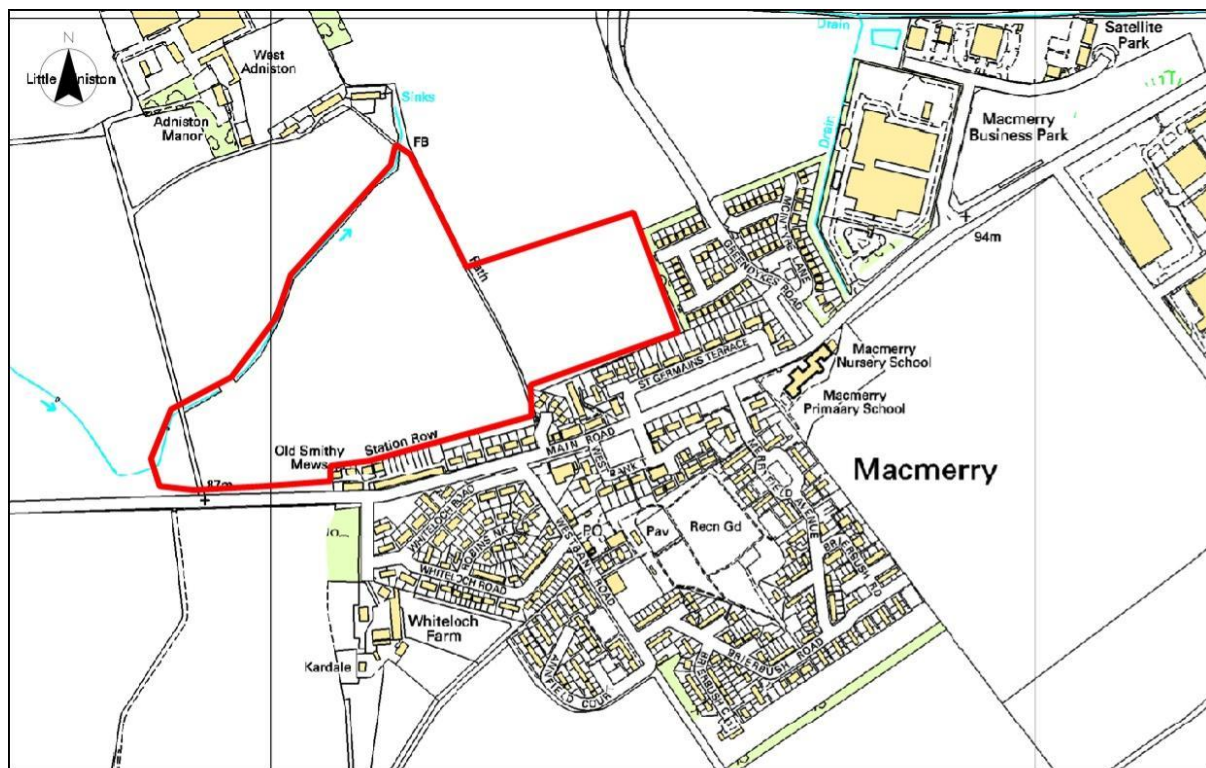


PART 2



SITE INFORMATION	
Topic	Comments
Site Name	Macmerry
Site Ref	PM/TT/HSG053 (see also MIR/TT/HSG135): LDP PROP TT7 Macmerry North (S and E portion of the site); remainder DC1 Rural Diversification applied.
Source of Site Suggestion	TMS Planning for Roy Mitchell Design Ltd
Site Size (ha)	15ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A greenfield site on the north-western edge of Macmerry. A Proposal of Application Notice was lodged in February 2014 for the western field. Planning applications for housing were submitted on the eastern part of the site in 2005 but these remain undetermined.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site lies to the north and west of Macmerry. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops on Main Road, with regular services to Edinburgh via Tranent and Musselburgh and to Haddington and Dunbar. There is no rail station within 800m. The site is within 1600m of a range of local services including primary school and shop.	
Exposure	The site benefits from little shelter from northerly winds due to the lack of vegetation to the north and the relatively flat topography.	
Aspect	The site is fairly level but has a gentle slope to the north-west, with a gradient difference of approximately 5m.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are agricultural and residential. There may be noise impacts arising from the proximity of the A1 to the north of the site and mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is within the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development generally would align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access to the site could be achieved. There are traffic capacity constraints within the Tranent area including cumulative issues and further consideration is required to establish how these	

	might be mitigated. The site is served by Castle Moffat Water Treatment Works and Edinburgh PFI Waste Water Treatment Works, which both have available capacity.	
Service infrastructure capacity	The site is within the Macmerry Primary School catchment which has limited capacity, but may be able to expand on current site. At secondary level the site would be served by Ross High School, which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether potential contamination or ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

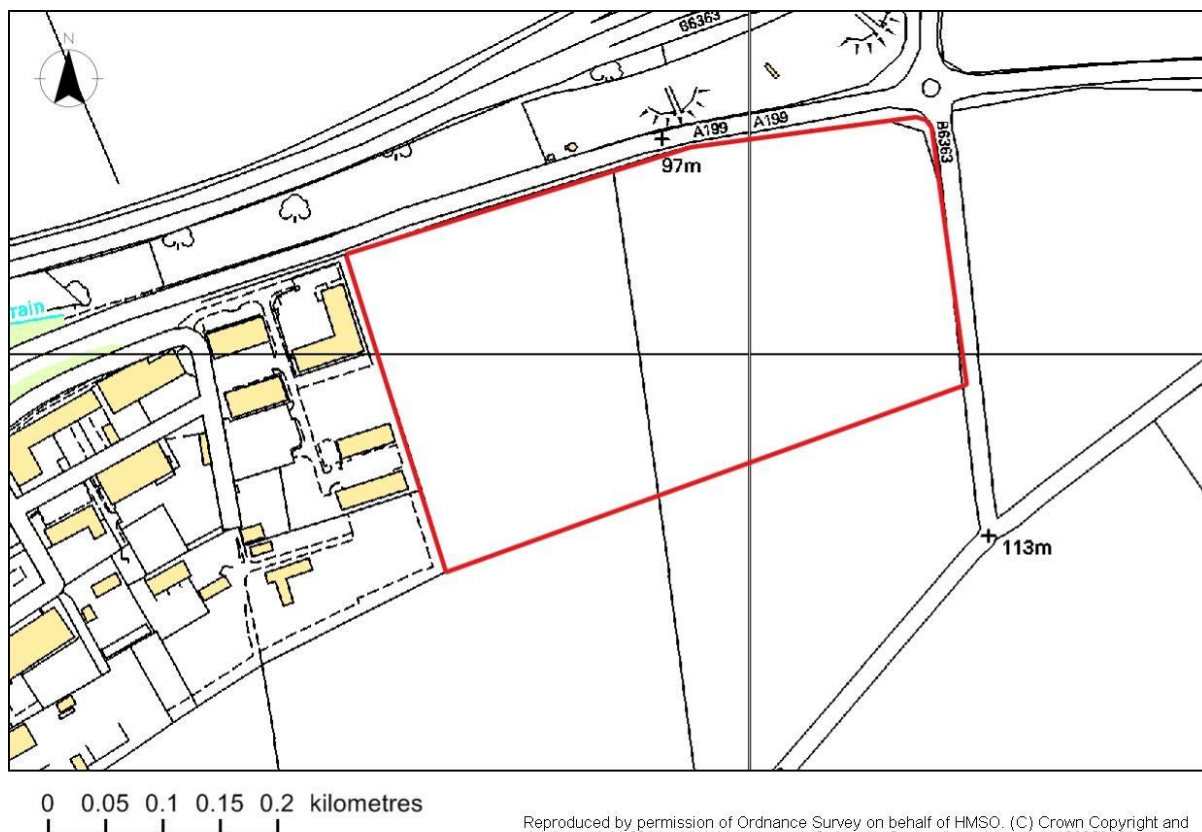


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, approximately 3.4km away from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage. There is no notable woodland, however there is hedgerow to the east and south of site. The vast majority of the NW boundary contains Priority Habitat (Floodplain grazing marsh) with arable land beyond. There is currently a Priority habitat on the Western boundary of the site which is a strip of marshy grassland. Any impacts should be able to be mitigated with appropriate location/design of development.	o/?*
Population	The site would provide housing, including an element of affordable	+/?

	housing to help meet local need. Its development may make a contribution to the regeneration of the comparatively disadvantaged western part of Macmerry. The site has reasonable access to facilities, services, and employment opportunities by active travel or public transport.	
Human Health	There is potential for contamination within the site associated with former mineral railways, areas of mining, and filled ground. Development may present opportunities for mitigation of this. The site has good access to the core path network, which runs north-south through the site, and to open space within Macmerry.	+
Soil	Development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There are some small pockets of surface water flooding. The site is within Potentially Vulnerable Area 10/23. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment but notes that a water feature forms part of the site boundary, and a 6m buffer would be required. SEPA recommends the site be subject to a Flood risk assessment. SEPA also considers that the site's development may present an opportunity to reinstate this watercourse to a more natural channel meander.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Tranent is in an accessible location in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site and there is considered to be low potential for unknown archaeological remains.	o
Landscape	The site is currently open arable land on the NW edge of Macmerry, within the Lowland Plains landscape character area. Its development would represent a fairly logical expansion of the village in landscape terms, though the northern part of the site less so, as this area does not relate as well to the existing settlement. The site is fairly flat, with extensive views across it towards Tranent and New Winton. The south of the site is bounded by Macmerry Main Road, and the north of the site is in fairly close proximity to the A1 (260m	-/?

	<p>away). Suitable landscaping and design is likely to ensure views from these routes are not significantly affected. The Eastern boundary is existing development at Greendykes Road. This site is not within the Edinburgh Green belt but its development may contribute towards settlement coalescence between Macmerry and Tranent. If noise mitigation measures are required due to the proximity of the A1, they may also have an impact upon the landscape and/or surrounding views from the A1.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Land to east of Macmerry Industrial Estate
Site Ref	PM/TT/BUS004: LDP PROP TT8 Macmerry Business Park East
Source of Site Suggestion	ELC Economic Development
Site Size (ha)	13.3ha
Current Use	Agricultural
Proposed Use	Employment
Summary Description	A greenfield site to the east of the existing Macmerry Industrial Estate and adjacent to the A1 Gladsmuir junction.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is to the east of the existing Industrial Estate at Macmerry, to which it is well related.	
Accessibility	Macmerry is not ranked in SESplan's regional accessibility analysis. The site is within 400m of bus stops on the A199. Numerous bus stops on this road serve an existing industrial estate and provide a good bus service to Edinburgh, Musselburgh and Haddington/Dunbar. There is a stop around 60m from the closest part of the site. There is no rail station within 800m of the site. The shop and ATM in Macmerry is over 1600m of the centre of the site.	
Exposure	The site is relatively exposed in terms of topography and there is limited landscaping or vegetation to provide shelter from northerly winds.	
Aspect	The site is north facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use and adjacent land uses are the existing industrial estate and agricultural land, avoiding conflict with residential property. There may be noise impacts which arise from the proximity of the A1 to the north of the site. Mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is within the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development generally would align well with strategic and local policy objectives including supporting economic growth.	
Physical	Suitable access could be achieved, and the site has good accessibility	

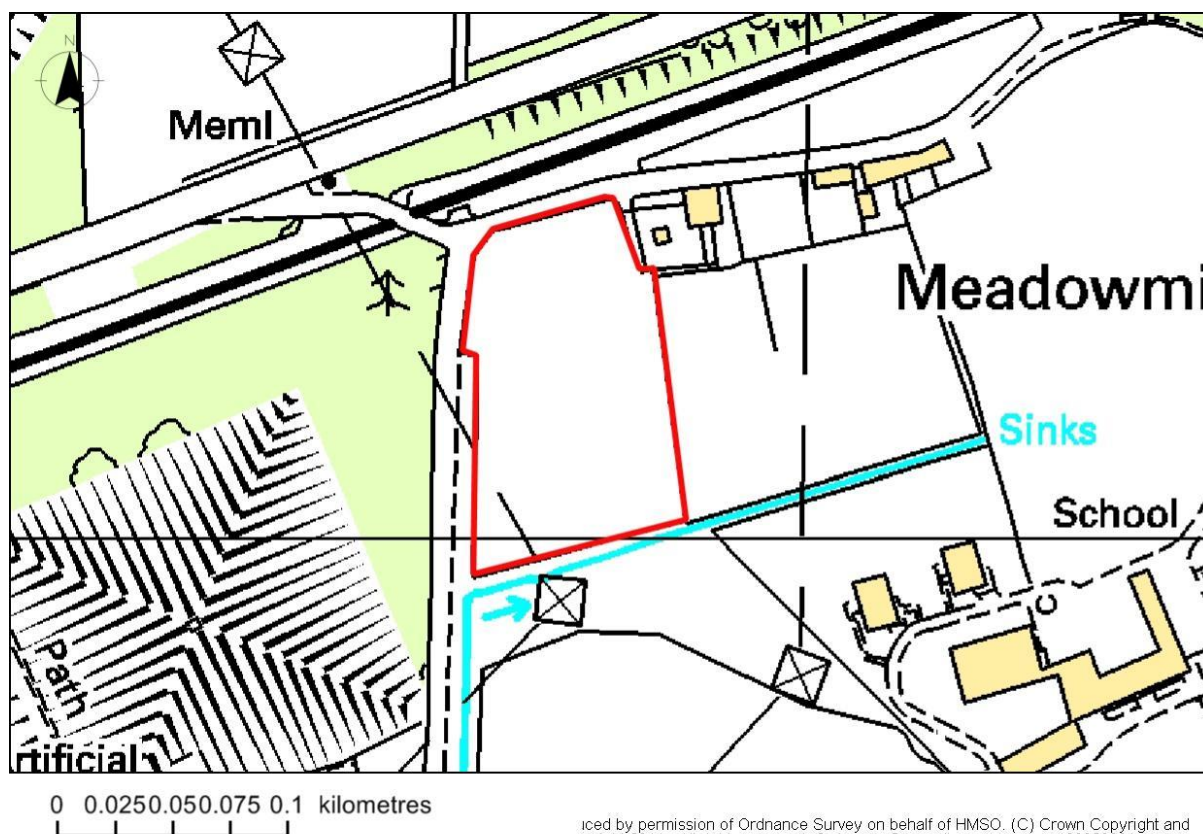
infrastructure capacity	to the strategic road network. There are traffic capacity constraints within the Tranent area including cumulative issues and further consideration is required to establish how these might be mitigated. The site is served by Castle Moffat Water Treatment Works and is immediately adjacent to Edinburgh PFI Waste Water Treatment Works catchment, which both have available capacity.	
Service infrastructure capacity	School catchments and other service infrastructure are not relevant to the proposed use for employment.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, within 3km from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage.	o/?*
Population	Development of this site for employment use would improve access to employment for the local population. There is a cycle lane and footpath (adjacent to/on the A199) from Haddington and Macmerrie which provides reasonable access by active travel.	+
Human Health	There is no known contamination within the site. Access to the core path network or open space is poor, although there are core paths around 1km away at Butterdean Wood and Penston Farm. There are also cycle ways and a footpath alongside the A199 adjacent to the site. There may be potential to enhance the CSGN by an improvement to the footpath or cycle way. Use of the site for employment may generate some noise but the absence of housing adjacent means this should not cause amenity conflicts. The site's development could have cumulative impacts on potential air quality issues at Tranent High Street, although the site's proximity to Gladsmuir junction means most traffic is likely to use this route.	o/?
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-

Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is a small area of surface water flooding along the northern site boundary. The site will potentially require a Drainage impact Assessment. The site is within Potentially Vulnerable Area 10/23. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment	?
Air	Development on the site would not be affected by existing sources of air pollution. The proposed use for employment would not be expected to give rise to significant emissions to air. The site is in a location with reasonable access by active travel and public transport so the need to travel by car is minimised. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Tranent is in an accessible location in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is moderately well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality. The development of the site is supported by the existing road network.	--
Cultural Heritage	There are no designated aspects of cultural heritage within the site. The closest listed buildings are at Gladsmuir and Penston Farmhouse. ELCAS states there are no archaeological issues and low potential for unknown remains.	o
Landscape	The landscape character area is defined as lowland plains. The site is relatively elevated, being on the continuation of the Tranent/Mayfield ridge. There are open views to it from the North. Tall structures are likely to be visible over a wide area. The ridge will however shield views of the site from the south to some extent. The site would form part of the gateway to Macmerry from the East and the A1 and could bring an opportunity to enhance this approach. Development here would extend Macmerry along the A199 in ribbon development, potentially leading to coalescence with Gladsmuir to the East. If noise mitigation measures are required, they may have an impact upon the landscape and/or views from the A1.	-/+/?

SITE INFORMATION	
Topic	Comments
Site Name	Meadowmill, Prestonpans
Site Ref	PM/TT/HSG054: LDP Policy DC1 Rural Diversification and Policy DC8: Countryside Around Towns applied
Source of Site Suggestion	Paul Gray (landowner)
Site Size (ha)	1.2ha
Current Use	Vacant land
Proposed Use	Housing
Summary Description	An area of vacant land adjacent to the small grouping of dwellings at Meadowmill.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith settlement boundaries identified within the existing Local Plan but adjoins the designated ENV1 boundary of Meadowmill and is fairly well-related to it. It is also around 250m from the settlement boundary of Prestonpans.	
Accessibility	The site is not within a settlement but is close to Prestonpans, East Lothian's third most accessible settlement in SESplan's regional accessibility analysis. It is also close to Tranent, the fourth most East Lothian settlement in the analysis. Bus stops on the B1361 are within 400m of the site, providing access to Tranent, Seton Sands, Seton Sands, New Winton, Eastfield and Clerwood. Prestonpans rail station is not within 800m but is within a walkable distance of 1200m. There are a range of services and facilities within 1600m including shop, post office, GP surgery, primary and secondary schools, and sports centre. Tranent town centre is also within 1600m.	
Exposure	The site is low lying and sheltered to some extent from northerly winds by topography and a narrow tree belt.	
Aspect	The site is open and generally flat, sloping gently easterly in and towards a slight dip in the centre of the southern part of the site. The site appears to have been raised in parts by depositing of various materials.	
Suitability for Proposed Use	The site is topographically suitable for the proposed use. There may be noise impacts which arise from the proximity of the East Coast Main Line to the North and the A1 to the South of the site. Mitigation measures may be required. There are overhead power	

	lines which make part of the site a less attractive residential environment (and visually impact on much of the site). Ground conditions are uncertain due to apparent land raising.	
Fit with local/ strategic policy objectives and direction	The site is within the East Lothian SDA as identified within SESplan, but outwith a main settlement with a range of facilities. Its development generally would align moderately well with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access can be achieved via the existing Meadowmill junction. There are traffic capacity constraints within the area including cumulative issues at Bankton junction and Meadowmill roundabout, and further consideration is required to establish how these might be mitigated. The site is served by Castle Moffat Water Treatment Works and Edinburgh PFI Waste Water Treatment Works catchment, which both have available capacity.	
Service infrastructure capacity	The site is within the Sanderson's Wynd Primary School catchment, which has limited capacity, but may be able to expand on current site. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	There is a high voltage power line running across the site. The submission states that discussions have been had with housebuilders who have expressed an interest, private and social. The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

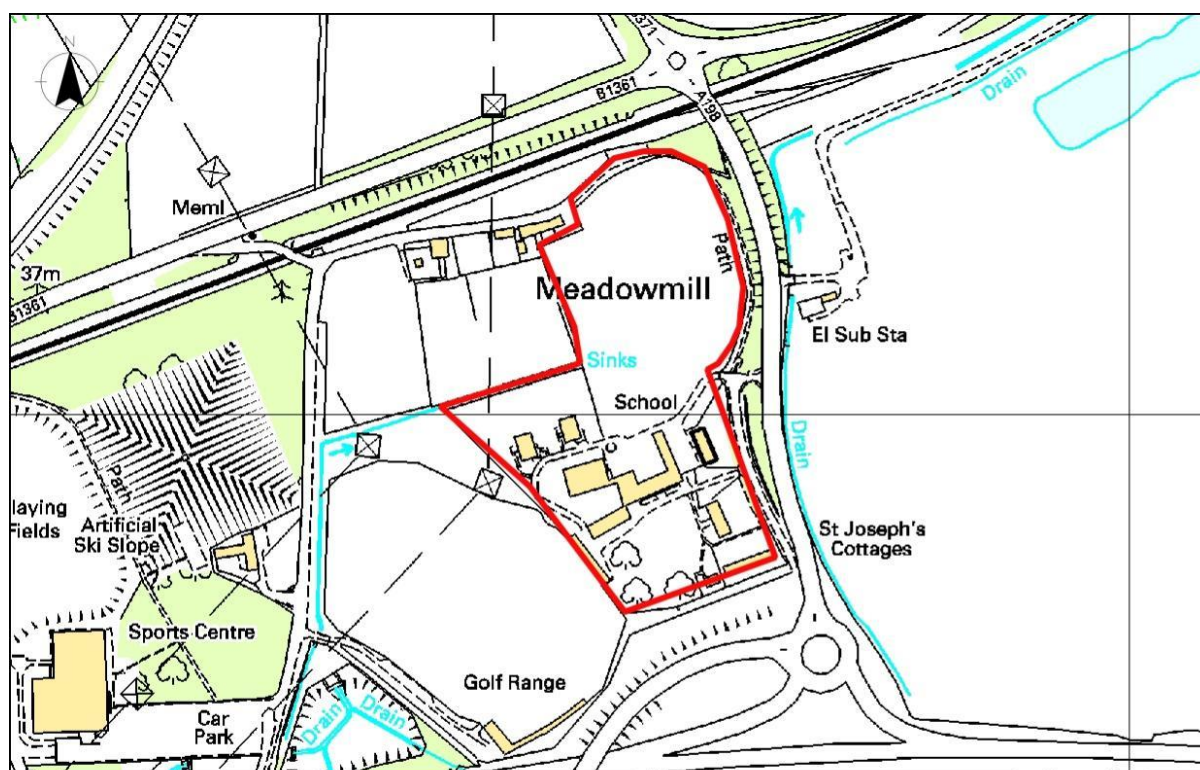


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. The only notable woodland is a small (0.9ha) area of native species immediately adjacent to the western site boundary. There is no notable Priority habitat on the site, however, there may be potential to improve priority habitat connectivity/continuity due to there being 3 Areas of Priority Habitat within 300m of the site.	o/+
Population	The site would provide housing, including an element of affordable	+

	housing to help meet local need. The site has reasonable access to facilities, services, and employment opportunities by active travel or public transport.	
Human Health	There is no known contamination within the site although it appears to have been subject to landraising; details of this are somewhat unclear at this stage. There is reasonable access to the core path network and open space in Prestonpans, and to the facilities at Meadowmill sports centre.	+/?
Soil	The development of the site would result in some loss of class 1 prime agricultural land. However, the submission states the land has been levelled with soil, inspected by SEPA; it does appear as made up land. There are no rare or carbon rich soils on this site.	-/?
Water	The site itself is not shown to be at risk of river or coastal flooding on SEPA's flood map though land immediately to the south is at risk of flooding from a watercourse, with surface water flooding adjacent to this and just within the site boundary. This area could easily be avoided through appropriate design. The site is within Potentially Vulnerable Area 10/23. SEPA recommends the site be subject to a Flood risk assessment. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with good access to local facilities, active travel routes and public transport so the need to travel by car is minimised.	o
Climatic Factors	Tranent is in an accessible location in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	Land capability mapping shows the site partly as prime agricultural land and partly within the urban area; this presumably reflects the small scale of the mapping. In reality, it does not appear to be prime agricultural land and has apparently been subject to landraising, but is otherwise undeveloped.	o
Cultural Heritage	The site is within the Battle of Prestonpans designated battlefield. Historic Environment Scotland considers that the site makes some contribution to understanding of the battlefield landscape and that any development proposals coming forward should avoid interruption of visual appreciation of the battlefield from the nearby viewpoint. There is a scheduled monument less than 150m to the north of the site, and listed buildings (St Joseph's School) to the east. Impacts on their setting should be able to be avoided through design. ELCAS advises there is moderate potential for unknown archaeological remains, though there may have been previous disturbance from road construction.	-/?
Landscape	This open site is separated from Prestonpans by the B1361 and from	o/-/?

	<p>Tranent by the Golf Range and the Bankton junction of the A1. The site, appearing as vacant and derelict land, sits between two overhead pylon lines, one crossing the site in the southwest corner. It does not represent a logical settlement expansion in landscape terms. There are also views of the A1 flyover (A198) and Tranent Conservation Area. The site overlooks the rear of Meadowmill Cottages, separated from them partly by a leylandii hedge forming part of the eastern boundary, the remainder of which is at the bottom of an embankment bounded by a high wire fence with a hawthorn hedge beyond. The lowest point of the site is at the south east corner, with the south boundary of the site sloping off to a drainage channel. No part of the site has any designation for landscape reasons. The landscape character area is defined as coastal margins. This site is within a wider area lying between Tranent/Prestonpans/Blindwells and development of this site could increase coalescence. Although there is some residential development adjoining at Meadowmill cottages, these appear as rural rather than urban or suburban. Larger scale housing development here would alter the existing settlement pattern as it is not visually well related to either Prestonpans or Tranent. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A1 and/or East Coast main Line.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	St Joseph's School
Site Ref	PM/TT/HSG069; : LDP Policy DC1 Rural Diversification and Policy DC8: Countryside Around Towns applied
Source of Site Suggestion	Muir Smith Evans (agent) for Archdiocese of St Andrews and Edinburgh
Site Size (ha)	6.5ha
Current Use	Offices, residential (former school and leisure/sports facilities)
Proposed Use	Housing business or employment, mixed use; conversion and redevelopment of main Listed Building and new build housing; low density housing; mixed use development to the north of the site for employment, leisure and housing.
Summary Description	The listed former St Joseph's School and its curtilage, including undeveloped land to the north.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith an existing settlement and not particularly well related to one, although it is adjacent to a small grouping of dwellings at Meadowmill that has an ENV1 designation in the current Local Plan.	
Accessibility	The site is not within a settlement but is close to Prestonpans, East Lothian's third most accessible settlement in SESplan's regional accessibility analysis, and to Tranent, the fourth most East Lothian settlement in the analysis. The site is within 400m of bus stops on the A198 to the east which provide services to Tranent, Seton Sands, Seton Sands, New Winton, Eastfield and Clerwood. There is no rail station within 800m but Prestonpans station is around 1600m from the site. Tranent town centre is within 1600m of the site, with a wide range of services and facilities.	
Exposure	Mature trees within the site and on the northern boundary provide shelter from northerly winds, however, there is no shelter from topography.	
Aspect	The site is north facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. There may be noise impacts which arise from the proximity of the East Coast Main Line to the North and the A1 to the South of the site. Mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is within the East Lothian SDA as identified within SESplan but outwith a main settlement. Its development generally would align well with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that	

	minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access is achievable onto the local road network. There are traffic capacity constraints in the area including cumulative issues on the Meadowmill to Bankton link, and further consideration is required to establish how these might be mitigated. The site is served by Castle Moffat Water Treatment Works and Edinburgh PFI Waste Water Treatment Works, which both have available capacity.	
Service infrastructure capacity	The site is within the Sanderson's Wynd Primary School catchment, which has limited capacity, but may be able to expand on the current site. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

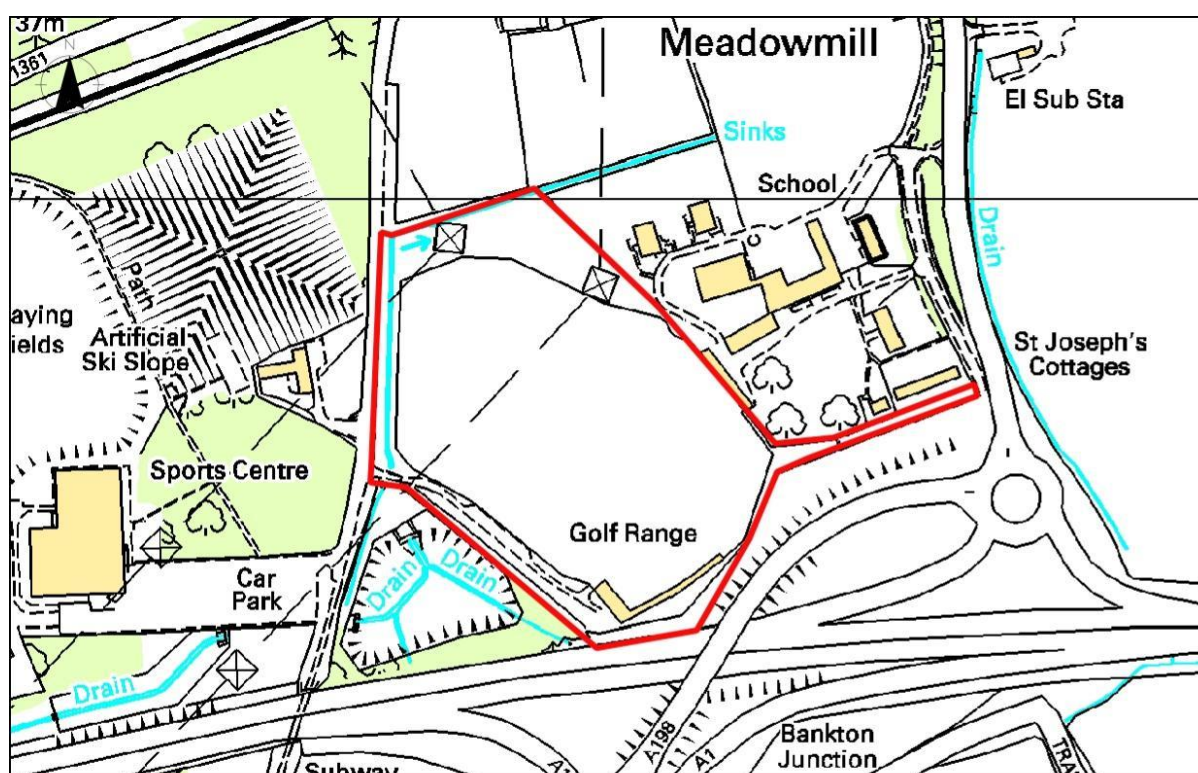


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is 1.7km from the Firth of Forth SPA. At this stage the site is screened in for	o/?*

	consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage.	
Population	The site could possibly provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+/?
Human Health	There is no known contamination within the site. The site has reasonable access to the core path network and public open space in the local area, and good access to facilities at Meadowmill sports centre.	+
Soil	The development of the site would result in some loss of class 1 prime agricultural land, however the site is partly previously developed. There are no rare or carbon rich soils on this site.	-/?
Water	The northern (currently undeveloped) part of the site is at risk of flooding from the adjacent watercourse. The site will potentially require a flood risk assessment. This area is also at risk of surface water flooding. SEPA advises that a 6m buffer from the watercourse would also be required. The site is within Potentially Vulnerable Area 10/23.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with good access to local facilities, active travel routes and public transport so the need to travel by car is minimised.	o
Climatic Factors	Tranent is in an accessible location in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	Dependent on the form of development proposed, it may represent a re-use of redundant buildings, and/or it may involve development on greenfield land of prime agricultural quality.	?
Cultural Heritage	The site is within the Battle of Prestonpans designated battlefield. Historic Environment Scotland considers that the site makes some contribution to understanding of the battlefield landscape and that any development proposals coming forward should avoid interruption of visual appreciation of the battlefield from the nearby viewpoint. There is a scheduled monument less than 150m to the NW of the site, and listed buildings (St Joseph's School) within the site. Impacts on their setting should be able to be avoided through sensitive design and layout. Any allocation and strategy must recognise the setting in order to mitigate, as far as possible, the most significant impact of new development. ELCAS states there is moderate to good potential for unknown archaeological remains. The playing fields area and surrounding area are possibly part of an undesignated Designed Landscape.	-/?
Landscape	The site is an area of existing buildings and open land to the north.	-/?

	<p>It is in the landscape character area defined as Coastal Margins. The site is not within the Green Belt. Landscape impacts of development will be minimal if the scale of development is limited to redevelopment of the existing buildings, however development on open land to the north may have more significant impacts. Such development could have impacts on the setting of the listed building within the site, and could also contribute to potential coalescence between Prestonpans and Tranent, and with the Blindwells allocation. Development here would be poorly related to any existing settlement in landscape terms. The site does feature a strong eastern boundary alongside the A198, where tree cover limits views of the site. The western boundary is less well defined. Dependent on the scale and form of development, there may be impacts on trees, which currently have significant amenity and landscape value. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A1 and/or East Coast main Line.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Meadowmill
Site Ref	PM/TT/HSG082: LDP Policy DC1 Rural Diversification and Policy DC8: Countryside Around Towns
Source of Site Suggestion	Derek Aytoun (landowner)
Site Size (ha)	5.7ha
Current Use	Golf Range
Proposed Use	Housing/ Business or Employment/ Mixed
Summary Description	An existing golf range at Meadowmill, adjacent to Bankton junction on the A1. Permission was recently granted on appeal for a single house for security reasons.

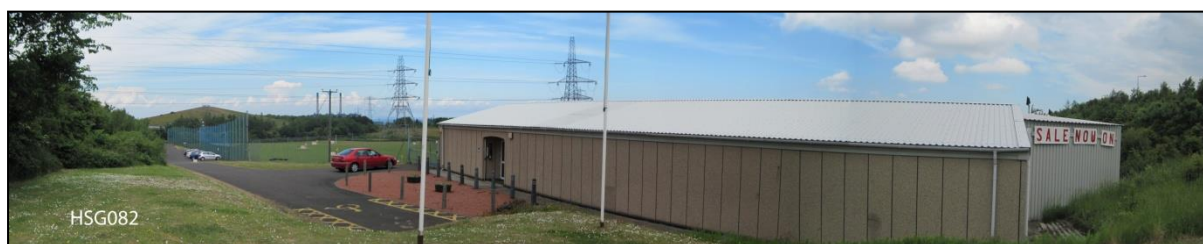


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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site outwith the settlement and not well related to either Tranent or Prestonpans.	
Accessibility	The site is not within a settlement but is close to Prestonpans, East Lothian's third most accessible settlement in SESplan's regional accessibility analysis, and to Tranent, the fourth most accessible East Lothian settlement in the analysis. The site is just over 400m from bus stops on both the A198 and the B1361 that provide services to Tranent, Seton Sands, Seton Sands, New Winton, Eastfield and Clerwood . There is no rail station within 800m but Prestonpans rail station is within walkable distance (1400m). There are a range of services and facilities within 1600m including shop, post office, GP surgery, primary and secondary schools, and sports centre. Tranent town centre is also within 1600m.	
Exposure	Adjacent development and trees may provide some shelter from northerly winds, however the site's north-facing topography means it is relatively exposed.	
Aspect	The site is north westerly facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. There may be noise impacts which arise from the proximity of the East Coast Main Line to the North and the A1 to the South of the site. Mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is within the East Lothian SDA as identified within SESplan. and outwith a main settlement. Its development generally would align moderately well with strategic and local policy objectives including meeting housing need and demand in the most sustainable	

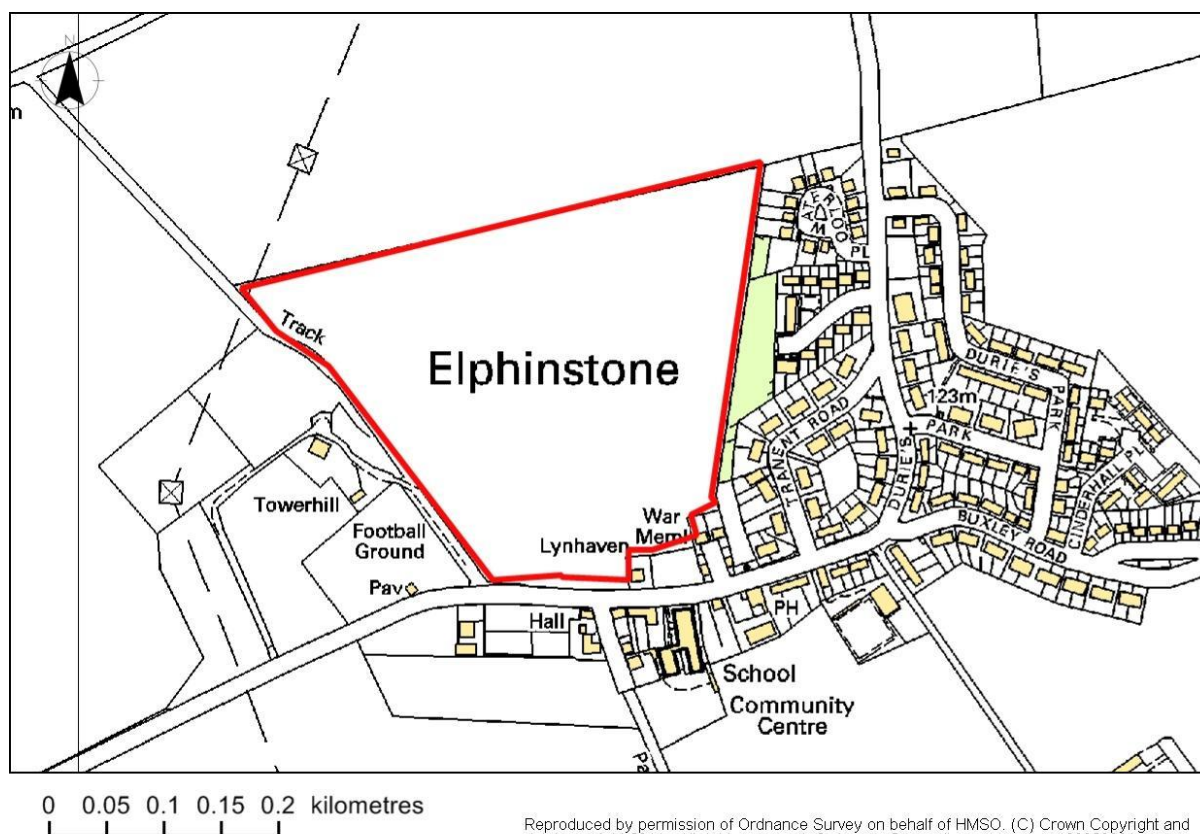
	locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access is achievable onto the local road network, however there is a capacity constraint at the rail bridge to the north, which may limit the amount of development that could be safely accessed. There are also traffic capacity constraints in the wider area including cumulative issues on the Meadowmill to Bankton link, and further consideration is required to establish how these might be mitigated. The site is served by Castle Moffat Water Treatment Works Edinburgh PFI Waste Water Treatment Works, which both have available capacity.	
Service infrastructure capacity	The site is within the Sanderson's Wynd Primary School catchment, which has limited capacity, but may be able to expand on current site. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. Its current use as a golf range means its biodiversity value is likely to be limited.	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site. Access to the core path network and open space is reasonable, and the facilities at Meadowmill sports centre are extremely close. However, the site is	-/+

	currently in recreational use as a golf range and its development would result in the loss of this facility.	
Soil	The development of the site would result in some loss of class 1 prime agricultural land. Although the site is not in agricultural use, the majority of the site is physically undeveloped. There are no rare or carbon rich soils on this site.	-
Water	SEPA's flood map indicates that the north-western part of the site is at risk of flooding from a watercourse, and from surface water. The site will potentially require a flood risk assessment. The site is within Potentially Vulnerable Area 10/23.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with good access to local facilities, active travel routes and public transport so the need to travel by car is minimised.	o
Climatic Factors	Tranent is in an accessible location in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north westerly facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make particularly efficient use of land and resources, as although currently in use as a golf range the site is largely greenfield, and it is of prime agricultural quality.	--
Cultural Heritage	The site is within the designated area of the Battle of Prestonpans. Historic Environment Scotland considers the site makes some contribution to understanding of the battle landscape and advises that any development would have to avoid interruption of visual appreciation of the battlefield from the nearby viewpoint. There are also listed buildings and Scheduled Monuments in the vicinity with some potential setting issues. ELCAS considers there to be low to moderate potential for unknown archaeological remains within the site.	-/?
Landscape	The land is fairly open and flat and some views across the site are possible, though vegetation does limit views from some directions. The site does not fall within greenbelt designation. The landscape character area is defined as lowland coastal margins. If this area was developed coalescence between Prestonpans and Tranent could occur, as well as with the Blindwells allocation. The proposal does not represent a logical expansion of any settlement in landscape terms. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A1 and/or East Coast main Line.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Elphinstone Northwest
Site Ref	PM/TT/HSG014A: LDP PROP TT11 Elphinstone West
Source of Site Suggestion	Landowner (John Peace, South Elphinstone Farm)
Site Size (ha)	10ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A greenfield site in agricultural use to the north-west of the village of Elphinstone.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is on the western edge of Elphinstone. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops on the main road, with a limited service of 5-6 buses a day each way to Dalkeith, Tranent and Musselburgh. There is no rail station within 800m. There is a limited range of local facilities within 1600m of the site, including shop, primary school and community centre, and public house. Tranent town centre is around 3km from the site, with a wider range of services, facilities, and employment opportunities.	
Exposure	The site does not benefit from shelter from northerly winds through topography or the presence of vegetation.	
Aspect	The site is broadly east-facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are mainly residential and agricultural. A playing field is located adjacent to the south-west corner of the site. Any potential amenity conflicts should be avoidable through appropriate design.	
Fit with local/ strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a main settlement that provides a wide range of facilities and services. Its development would therefore align moderately well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure	Suitable access onto the local road network is achievable, with access to the trunk road network either via Tranent or to	

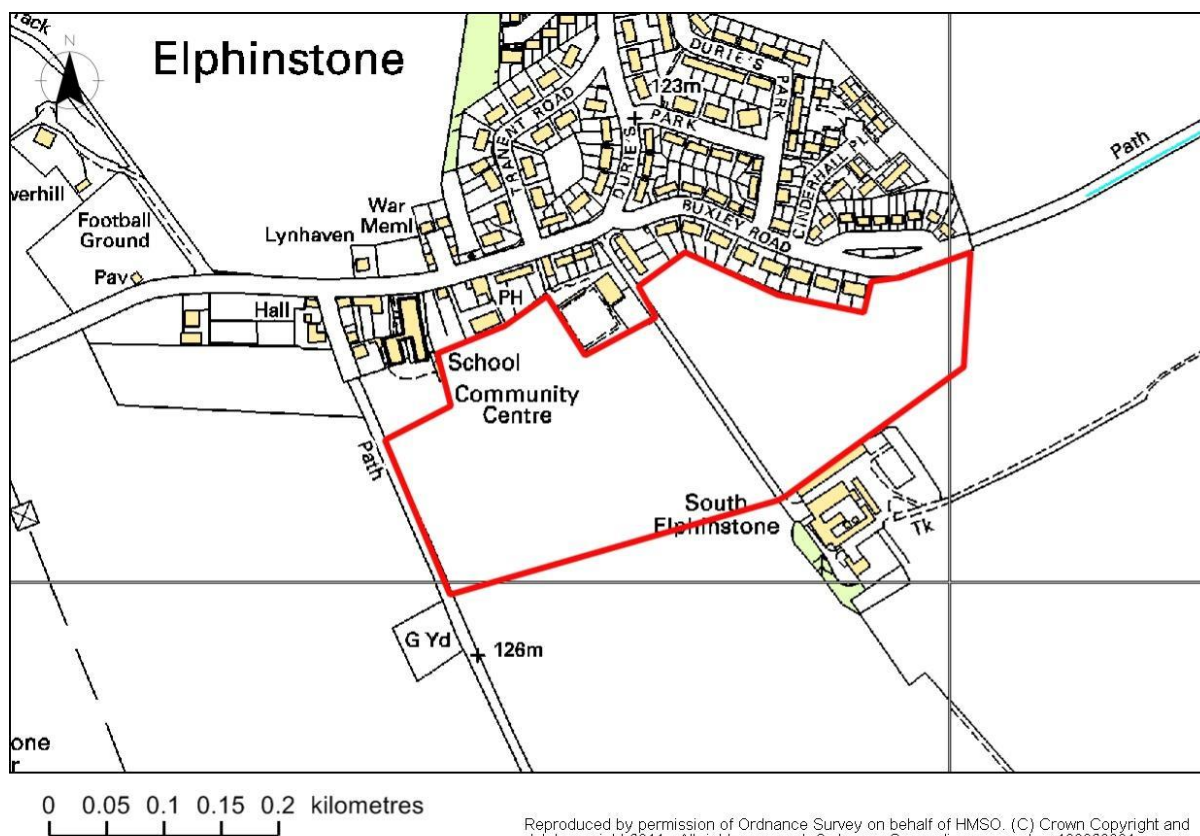
capacity	Crossgatehall and the A68. Public transport connectivity is limited. There are traffic capacity constraints within the Tranent area including cumulative issues at A1 junctions, and further consideration is required to establish how these might be mitigated. The site is served by Castle Moffat Water Treatment Works Ormiston Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Elphinstone Primary School catchment, which has limited capacity, but may be able to expand on current site. Additional land may be necessary. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is partly within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether potential contamination or ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, 3.8km away from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage. There is no priority habitat within the site, however, there may be potential to improve habitat connectivity due to being immediately adjacent (15m away) to a Lowland Meadow Priority Habitat.	o/?*
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is a record of potential contamination from filled ground associated with former mining in the north-west of the site, which the site's development may have the potential to mitigate. The site	+

	has very good access to the core path network, with links to the north, south, east, and west of the village. There is relatively limited open space within the existing village but the site's development could present the opportunity to provide more.	
Soil	The development of the site would result in some loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is a very small pocket of surface water flooding. The site will potentially require a drainage impact assessment. The site is partly within Potentially Vulnerable Area 10/23. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and some public transport accessibility so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent and Dalkeith town centre by increasing vehicular traffic.	o/-
Climatic Factors	Elphinstone is not one of East Lothian's most accessible settlements in regional terms, though is in close proximity to Tranent. It has a limited range of local facilities and services and limited public transport accessibility. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	There are two category C listed buildings near the site. Impact on their setting would need to be considered. There is considered to be moderate potential for unknown archaeological remains in the area.	o/?
Landscape	The site is currently open agricultural land and adjoins the western edge of Elphinstone, representing a logical expansion in landscape terms. A steep embankment forms the southern boundary, with a height difference of 2m between the site and the road. This means the site is therefore exposed and will be a prominent feature on the skyline, particularly from Ormiston to the South. Appropriate landscaping would be required to mitigate landscape impacts. The landscape character area is defined as lowland hills and ridges, and it has relatively few landscape features. This site does not fall within greenbelt designation. The south of the site is bound by the B6414, the East by current residential development and to the North by similar agricultural land.	o/-

SITE INFORMATION	
Topic	Comments
Site Name	Elphinstone
Site Ref	PM/TT/HSG014B; LDP Policy DC1 Rural Diversification
Source of Site Suggestion	Landowner (John Peace, South Elphinstone Farm)
Site Size (ha)	8ha
Current Use	Agricultural
Proposed Use	Housing. Also presents an opportunity for school campus expansion, should this be required.
Summary Description	A greenfield site in agricultural use to the south of the village of Elphinstone.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is on the southern edge of Elphinstone. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops on the main road, with a limited service of 5-6 buses a day each way to Dalkeith, Tranent and Musselburgh. There is no rail station within 800m. There is a limited range of local facilities within 1600m of the site, including shop, primary school and community centre, and public house. Tranent town centre is around 3km from the site, with a wider range of services, facilities, and employment opportunities.	
Exposure	Existing development to the north will provide a degree of shelter from northerly winds.	
Aspect	The site is south-east facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are mainly residential and agricultural. There are also a bowling green, public house, and community centre adjacent to the northern boundary. Any potential amenity conflicts such as noise issues should be able to be mitigated through appropriate design.	
Fit with local/ strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a main settlement that provides a wide range of facilities and services. Its development would therefore align moderately well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other policy objectives see 'Potential Impacts of Development: SEA'.	
Physical	Suitable access onto the local road network is achievable, with	

infrastructure capacity	access to the trunk road network either via Tranent or to Crossgatehall and the A68. Public transport connectivity is limited. There are traffic capacity constraints within the Tranent area including cumulative issues at A1 junctions, and further consideration is required to establish how these might be mitigated. The site is served by Castle Moffat Water Treatment Works and is immediately adjacent to Ormiston Waste Water Treatment Works catchment. Castle Moffat WTW has available capacity, and Ormiston WWTW has very limited capacity	
Service infrastructure capacity	The site is within the Elphinstone Primary School catchment, which has limited capacity, but may be able to expand on current site. Additional land may be necessary. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, 4km away from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage. There is no priority habitat within the site, however, there is potential to improve priority habitat connectivity due to being adjacent (30m away) to an upland mixed ash wood Priority Habitat.	o/?*
Population	The site would provide housing, including an element of affordable housing to help meet local need. Its development may make a contribution to the regeneration of the moderately disadvantaged village of Elphinstone. The site has relatively limited access to facilities, services, and employment opportunities by active travel or public transport.	+/o/?
Human Health	There is no record of potential contamination within the site. The site has very good access to the core path network, with links to the north, south, east, and west of the village. There is relatively limited open space within the existing village, although the bowling green is adjacent to the site, however but the site's development could present the opportunity to provide additional open space.	+

Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map but there are some pockets of surface water flooding through the centre of the site. The site is not within a Potentially Vulnerable Area. SEPA recommends the site be subject to a flood risk assessment.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and some public transport accessibility so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Elphinstone is not one of East Lothian's most accessible settlements in regional terms, though is in close proximity to Tranent. It has a limited range of local facilities and services and limited public transport accessibility. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect could lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are two category C listed buildings close to the site. Impacts on their settings would need to be considered. There are several prehistoric settlement sites to the south of Elphinstone, one of which was recently designation as a scheduled monument (a multi-vallet fort and medieval graveyard). Any allocation in this area should contain a robust design strategy to mitigate impacts on any monuments and their settings affected by development, in accordance with national and local policy.	?/-
Landscape	The site is currently open agricultural land and adjoins the southern edge of Elphinstone, representing a logical expansion in landscape terms. The land is gently undulating arable land with a predominantly South Easterly aspect. There are open southerly views across the site towards Ormiston, only broken by South Elphinstone farm. The landscape character area is defined as lowland hills and ridges. The site is split by a 5m wide road that provides access to South Elphinstone. This site does not fall within greenbelt designation. The site is fairly exposed and may be a prominent feature on the skyline, particularly from Ormiston. Suitable design and landscaping may be able to mitigate landscape impacts. The west of the site is bound by a core path, and to the North by existing development in Elphinstone. The East and South face onto agricultural land of similar quality.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Elphinstone – land east of bowling green
Site Ref	PM/TT/HSG107: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	East Lothian Council
Site Size (ha)	0.3ha
Current Use	Agricultural
Proposed Use	
Summary Description	A small greenfield site on the southern edge of Elphinstone, accessed from the access road to South Elphinstone Farm.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located on the southern edge of Elphinstone. It is outwith the existing settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops on the main road, with a limited service of 5-6 buses a day each way to Dalkeith, Tranent and Musselburgh. There is no rail station within 800m. There is a limited range of local facilities within 1600m of the site, including shop, primary school and community centre, and public house. Tranent town centre is around 3km from the site, with a wider range of services, facilities, and employment opportunities.	
Exposure	Existing development to the north will provide some shelter from northerly winds.	
Aspect	The site is east facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/ strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a main settlement that provides a wide range of facilities and services. Its development would therefore align moderately well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access can be achieved via the road to South Elphinstone Farm and the B6414. Provided the number of units served from the single access was less than 25, it would be possible to maintain a minimum carriageway width of 3.7m given the boundary constraints	

	on either side of the South Elphinstone Farm Road. The site is served by Castle Moffat Water Treatment Works and is immediately adjacent to Ormiston Waste Water Treatment Works catchment. Castle Moffat WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Elphinstone Primary School catchment, which has limited capacity, but may be able to expand on current site. Additional land may be necessary. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	o
Population	The site would provide housing, including an element of affordable housing to help meet local need. Its development may make a contribution to the regeneration of the moderately disadvantaged village of Elphinstone. The site has limited access to facilities, services, and employment opportunities by active travel or public transport.	o/+/?
Human Health	There is no record of potential contamination within the site. The site has reasonable access to the core path network but there is relatively limited open space within the village, although the bowling green is adjacent to the site.	o
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and public transport accessibility so the need to travel by car is reduced. Yet, the site's development could	o/-

	exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	
Climatic Factors	Elphinstone is not one of East Lothian's most accessible settlements in regional terms, though is in close proximity to Tranent. It has a limited range of local facilities and services and limited public transport accessibility. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site.	o
Landscape	The landscape character area is defined as lowland hills and ridges. The site is currently a small area of open agricultural land adjoining the southern edge of Elphinstone, and contained by existing development on three sides. Its development would represent a logical expansion in landscape terms and one whose impacts would be minimal. Landscape planting on the southern boundary would help integrate the development.	o

SITE INFORMATION	
Topic	Comments
Site Name	Elphinstone – south of Buxley Road
Site Ref	PM/TT/HSG099: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	East Lothian Council
Site Size (ha)	0.3ha
Current Use	Agricultural
Proposed Use	
Summary Description	A small greenfield site on the southern edge of Elphinstone, accessed from Buxley Road.



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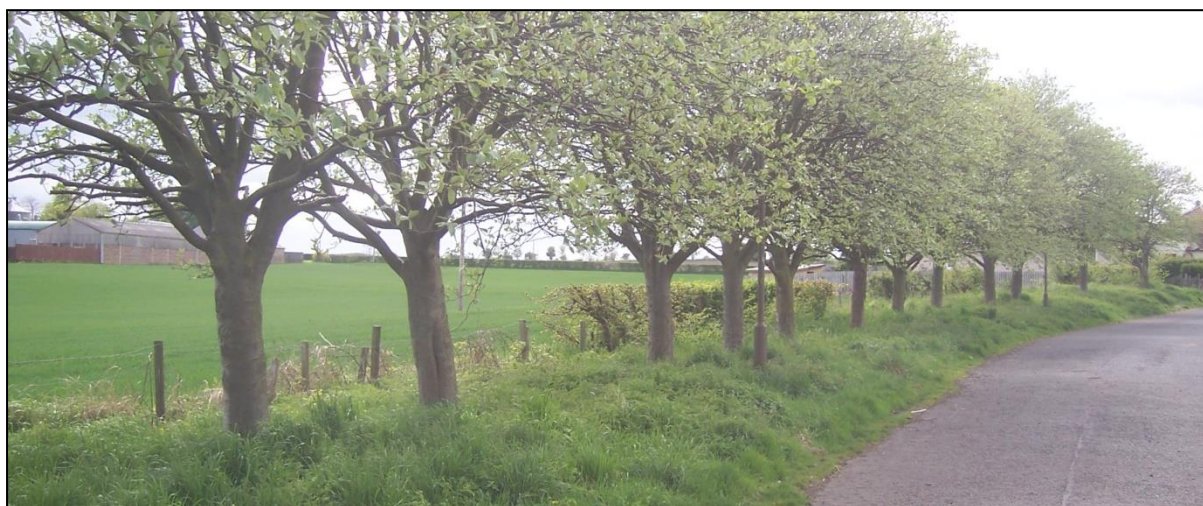


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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is on the southern edge of Elphinstone. It is outwith the existing settlement boundary but is well related to it.	
Accessibility	There are bus stops within 400m of the site on Main Street with a limited service of 5-6 buses a day each way to Dalkeith, Tranent and Musselburgh. The site is not within 800m of the nearest railway station. There is a limited range of local facilities within 1600m of the site, including shop, primary school and community centre, and public house. Tranent town centre is around 3km from the site, with a wider range of services, facilities, and employment opportunities.	
Exposure	Existing development and vegetation to the north will provide some shelter from northerly winds.	
Aspect	The site is fairly level but slopes gently east.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a main settlement that provides a wide range of facilities and services. Its development would therefore align quite well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access can be achieved onto the local road network via Buxley Road, with access to the trunk road network either via Tranent or to Crossgatehall and the A68. Public transport connectivity is limited. There are traffic capacity constraints within	

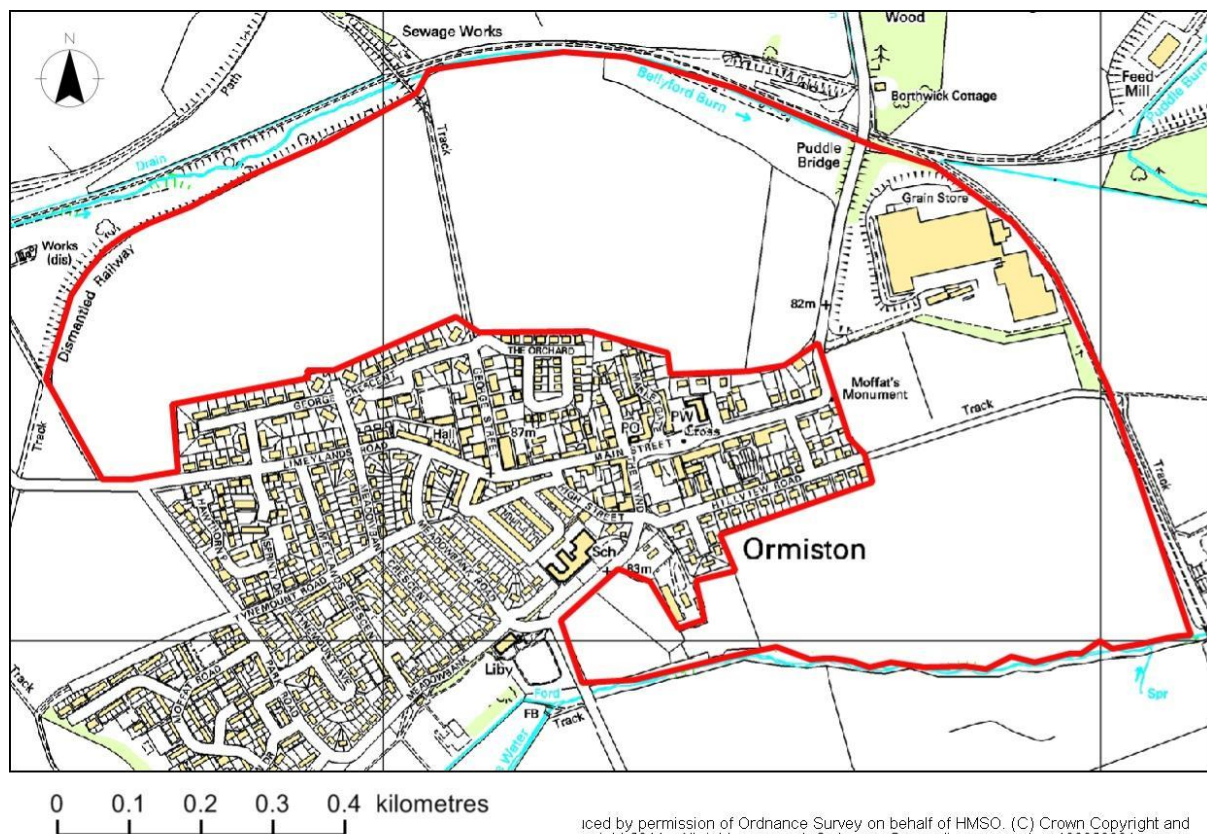
	the Tranent area including cumulative issues at A1 junctions, and further consideration is required to establish how these might be mitigated. The site is served by Castle Moffat Water Treatment Works and is immediately adjacent to Ormiston Waste Water Treatment Works catchment. Castle Moffat WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Elphinstone Primary School catchment, which has limited capacity, but may be able to expand on current site. Additional land may be necessary. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. Its development may make a contribution to the regeneration of the moderately disadvantaged village of Elphinstone. The site has limited access to facilities, services, and employment opportunities by active travel or public transport.	0/+/?
Human Health	There is no record of potential contamination within the site. The site has good access to the core path network but there is relatively limited open space within the village.	0
Soil	The development of the site would result in some loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is a small pocket of surface water flooding	?

	adjoining the southern site boundary. The site will potentially require a drainage impact assessment. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and public transport accessibility so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Elphinstone is not one of East Lothian's most accessible settlements in regional terms, though is in close proximity to Tranent. It has a limited range of local facilities and services and limited public transport accessibility. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/--
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site.	o
Landscape	The site is a small area of open agricultural land adjoining the edge of Elphinstone. Its development would be a continuation of existing development to the west and would represent a logical expansion in landscape terms. Development could impact on existing mature trees along the northern boundary but suitable design may avoid such impacts. Landscape planting on the southern boundary would help integrate the development.	o/?

SITE INFORMATION	
Topic	Comments
Site Name	Ormiston – Taylor Wimpey
Site Ref	PM/TT/HSG057 (PM/TT/HSG051 and PM/TT/HSG052 are within part of this site) : LDP Policy DC1 Rural Diversification applied to whole site: and Policy DC8: Countryside Around Towns applied to all but land to W of track N from George Street Sewage Works
Source of Site Suggestion	Taylor Wimpey/AWG for David Slight (landowner)
Site Size (ha)	68.7ha
Current Use	Agricultural
Proposed Use	Housing; Mixture of family private, retirement and starter homes (no number of units suggested)
Summary Description	A large greenfield site wrapping around the north and eastern edges of the village of Ormiston.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site wraps around the northern and eastern edges of Ormiston. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is mainly within 400m of bus stops on Limeylands Road and Main Street, with a fairly frequent service to Edinburgh via Tranent and Musselburgh. There is no rail station within 800m. The site is within 1600m of a range of local services including primary school, library, shops, cafe, and community hall.	
Exposure	Parts of the site have a degree of shelter from northerly winds either through the presence of trees on the northern boundary or existing development sitting to the north, while other parts of the site have limited shelter.	
Aspect	The site is fairly level with a gradual fall overall from west to east. The northern edge of the site is north-east facing, while the southern edge of the site is south facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use and there are not likely to be amenity conflicts with surrounding land uses, subject to appropriate design. Adjacent uses are mainly residential and agricultural. There is a sewage works that is located to the east of the southeast corner of the site and a small portion of the site may be affected by odour. The Grain Store would be redeveloped as residential/green space.	
Fit with local/ strategic policy objectives and	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most	

direction	sustainable locations within the city region. It is also not within a settlement that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access onto the local road network could be achieved. However, there are traffic capacity constraints within the Tranent area, and further consideration is required to establish how these might be mitigated. If there is any significant housing/ employment growth to the East or South of Tranent, there would need to be a comprehensive and co-ordinated masterplan for such an expansion. A clear approach to the most effective transport solution would also be required. Public transport to Ormiston is comparatively limited but an increased population may encourage service expansion. The site is served by Rosebery Treatment Works and Ormiston Waste Water Treatment Works. Rosebery WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Sanderson's Wynd Primary School catchment, which has limited capacity, but may be able to expand on current site. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

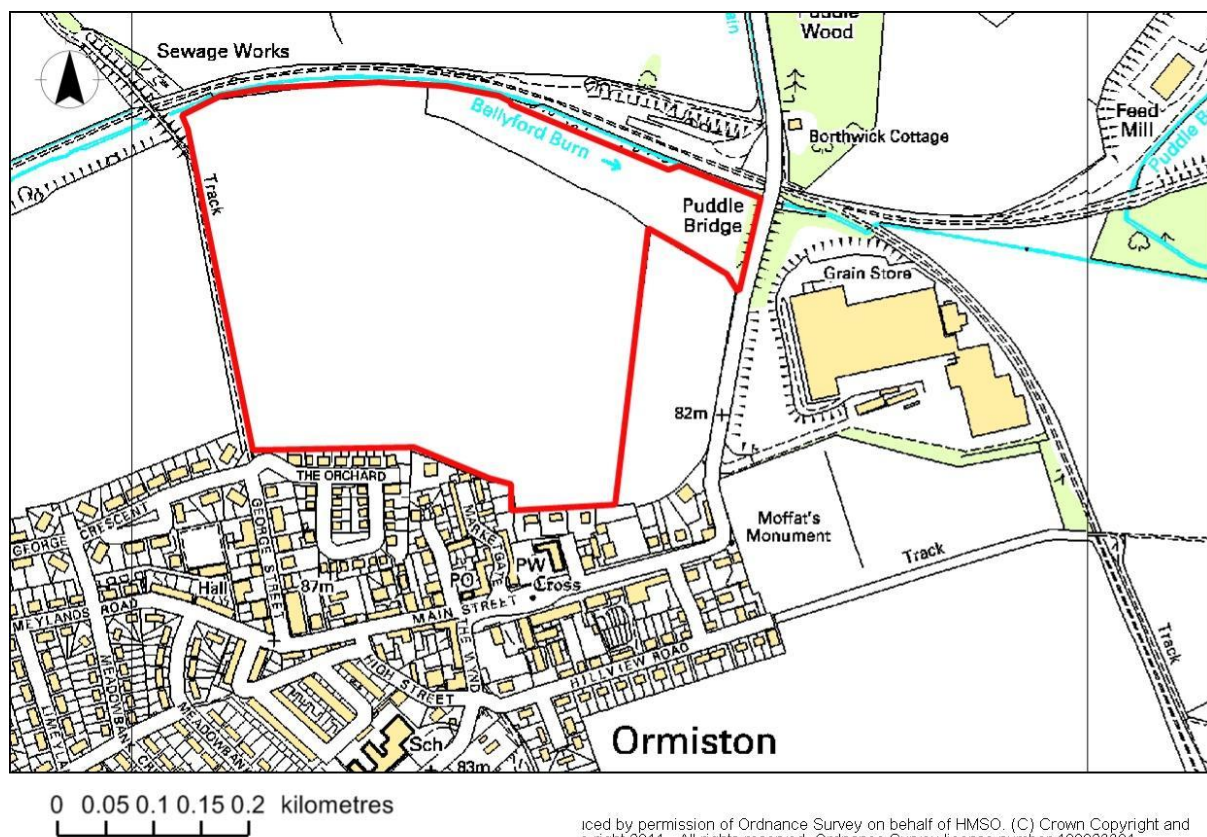


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, 5.2km away from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage. The Bellyford Burn wildlife site is adjacent to much of the site, and there are several Tree Preservation Orders in the East and South	o/?*

	East of the site, for species such as Beech and Field Maple. Development may have impacts on these receptors. The site is in proximity to areas of priority habitat and there may be opportunities to improve habitat connectivity in development of the site.	
Population	The site would provide housing, including affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site (though former mineral railways running adjacent to the site may be contaminated). The site has good access to the core path network and to existing open space within the village. A development of this scale may present an opportunity to make a significant contribution to green network objectives. However, the development could have impacts on potential air quality issues in Tranent town centre.	+/?
Soil	The development of the site would result in a significant loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The Bellyford Burn flows along the northern boundary of the site. This presents flood risk to the northern site boundary, which could be avoided through appropriate design. The site will potentially require a flood risk assessment. A 6-12m buffer would be required. SEPA advises that abstraction is a current pressure on the water body, which has 'poor status'; this could be exacerbated by the development. The River Tyne flows along the southern site boundary and parts of the site are at risk of flooding. The Tyne also has 'poor' status and has been identified by SEPA as a priority catchment; a project to deliver improvement works will be taken forward shortly. Any development would have to ensure that the Tyne is safeguarded and not further exacerbated. A buffer strip greater than 6m is also required. There are some small pockets of surface water flooding within the site. The site is not within a Potentially Vulnerable Area.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Ormiston is not one of East Lothian's most accessible locations in regional terms although is in fairly close proximity to Tranent. Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is also well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The southern part of the site could lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural	Eastern parts of the site are adjacent to the Ormiston conservation	-/?

Heritage	area and there are a number of listed buildings close to the site, including Moffat's Monument. Development on the eastern part of the site would have an impact on the setting of the village, particularly the High Street, which was the heart of the 18 th century planned village. Development in the field to the south would have an impact on the setting of the listed Ormiston Bridge and Ormiston School. There is moderate potential for unknown archaeological remains within the site.	
Landscape	The landscape character area is defined as Lowland Plains. The site is located on the north, east and south-east sides of Ormiston village. In broad landscape terms, it would represent a logical expansion, albeit one of a significant scale that would have the potential to significantly change the character and scale of the village. In particular, development adjacent to the conservation area could have significant effects on the setting of this area. Development between Ormiston and the Tyne could also be considered to disrupt the existing settlement pattern, which is on higher ground. There are mature trees within the site around the entrances to the village from the south, north and west, as well as two further rows of trees on the site, protected by TPO 32. Mitigation may be possible for some of the landscape impacts through structural landscape planting.	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	Marketgate East, Ormiston
Site Ref	PM/TT/HSG051 (see also PM/TT/HSG057 which includes this site): LDP Policy DC1 Rural Diversification and Policy DC8: Countryside Around Towns applied
Source of Site Suggestion	Clarendon Planning and Development (agent) for Dr Slight (landowner)
Site Size (ha)	16.5ha
Current Use	Agricultural
Proposed Use	Housing; Site 1 of 2 Range of housing tenure and self build plots with community access woodland; 50 – 80 units
Summary Description	An area of open agricultural land to the north of Ormiston and south of the Bellyford Burn.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site lies to the north of Ormiston. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is around 500m from bus stops on Limeylands Road, with a fairly frequent service to Edinburgh via Tranent and Musselburgh. There is no rail station within 800m. The site is within 1600m of a range of local services including primary school, library, shops, cafe, and community hall.	
Exposure	The site has a limited degree of shelter from northerly winds through the presence of trees on the northern boundary.	
Aspect	The site is fairly level but parts of it face north and east.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access onto the local road network could be achieved. However, there are traffic capacity constraints within the Tranent area, and further consideration is required to establish how these might be mitigated. If there is any significant housing/ employment growth to the East or South of Tranent, there would need to be a comprehensive and co-ordinated masterplan for such an expansion.	

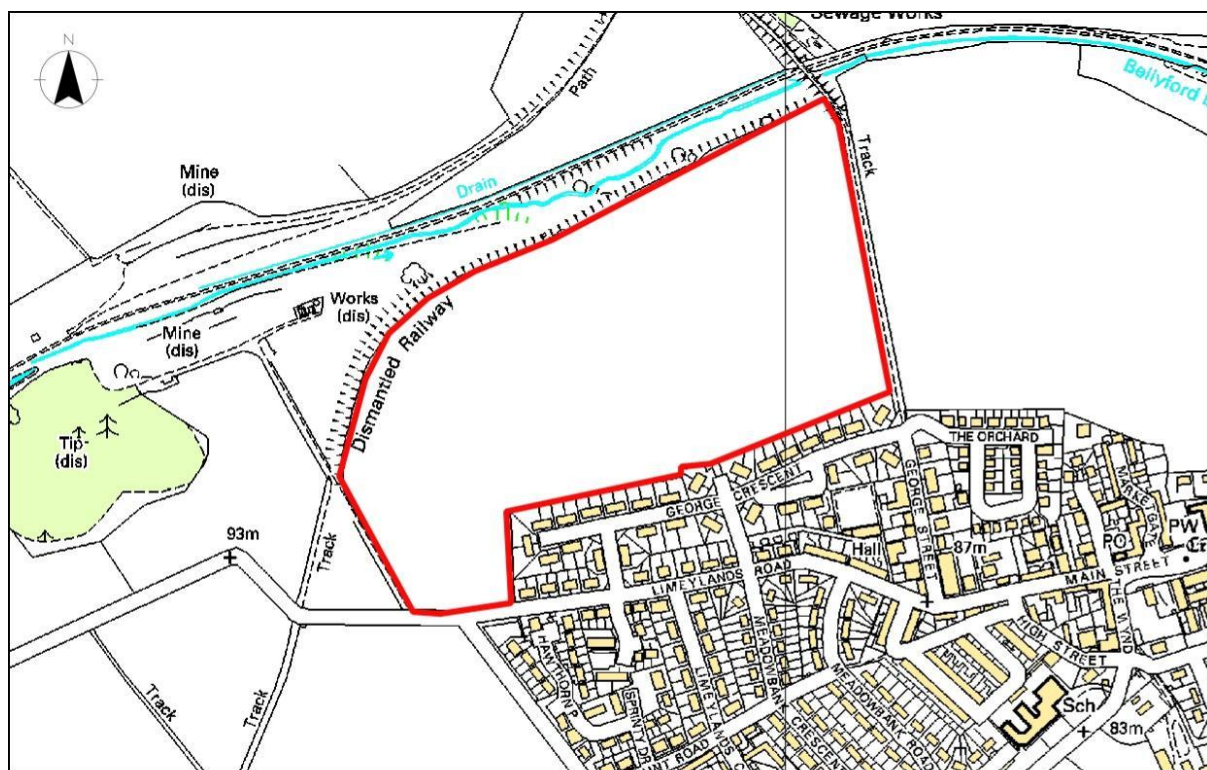
	A clear approach to the most effective transport solution would also be required. Public transport to Ormiston is comparatively limited but an increased population may encourage service expansion. The site is served by Rosebery Treatment Works and Ormiston Waste Water Treatment Works. Rosebery WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Ormiston Primary School catchment which has no capacity, landlocked but very limited expansion on current site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether potential contamination or ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, 5.2km away from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage. The Bellyford Burn wildlife site is adjacent to the northern edge of the site, and there is a strip of woodland containing 6 Tree Preservation Orders. The site is in proximity to areas of priority habitat and there may be opportunities to improve habitat connectivity in development of the site.	o/?*
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site. The site has good access to the core path network and reasonable access to existing open space to the south of the village. Development of this scale would provide opportunities to provide additional open space. The site's development could have cumulative impacts on potential air quality issues at Tranent High Street.	+/?
Soil	The development of the site would result in some loss of class 2 and	-

	3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	
Water	The Bellyford Burn flows along the northern boundary of the site, and the site is partially within a functioning floodplain. This presents flood risk to the northern site boundary, which could be avoided through appropriate design. The site will potentially require a flood risk assessment. A 6m buffer would be required. SEPA advises that abstraction is a current pressure on the water body that could be exacerbated by the development. There are some small pockets of surface water flooding within the site. The site is not within a Potentially Vulnerable Area.	?/-
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Ormiston is not one of East Lothian's most accessible locations in regional terms although is in fairly close proximity to Tranent. Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is also well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is adjacent to the Ormiston Conservation Area and development could impact on its setting, depending on layout and design. There is considered by ELCAS to be moderate potential for unknown archaeological remains.	o/?
Landscape	The site is currently open arable land and adjoins the northern edge of Ormiston, representing a somewhat logical expansion in landscape terms, although if developed in isolation it would form a projection into open countryside. The site is moderately well screened from the North, West and East due to tree cover and vegetation. The landscape character area is defined as lowland plains. The land is flat and open with the exception of a narrow strip of woodland containing TPO trees. The western boundary also contains mature trees that are protected by Tree Preservation Order 32.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Marketgate West Ormiston
Site Ref	PM/TT/HSG052 (see also PM/TT/HSG057 which includes this site): LDP Policy DC1 Rural Diversification
Source of Site Suggestion	Clarendon Planning and Development (agent) for Dr Slight (landowner)
Site Size (ha)	15.7ha
Current Use	Agricultural
Proposed Use	Housing; Site 2 of 2 (see HSG051) Range of housing tenure and self build plots with community access woodland; 50 – 80 units
Summary Description	An area of open agricultural land to the north-west of Ormiston and south of the Bellyford Burn. An application was recently submitted for development on part of this site (14/00431/PPM).



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site lies to the north of Ormiston. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is around 300m from bus stops on Limeylands Road, with a fairly frequent service to Edinburgh via Tranent and Musselburgh. There is no rail station within 800m. The site is within 1600m of a range of local services including primary school, library, shops, cafe, and community hall.	
Exposure	The site has a limited degree of shelter from northerly winds through the presence of trees on the northern boundary.	
Aspect	The site is relatively level but parts of it face north and east.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel.	
Physical infrastructure capacity	Suitable access onto the local road network could be achieved. However, there are traffic capacity constraints within the Tranent area, and further consideration is required to establish how these might be mitigated. If there is any significant housing/ employment growth to the East or South of Tranent, there would need to be a comprehensive and co-ordinated masterplan for such an expansion. A clear approach to the most effective transport solution would also	

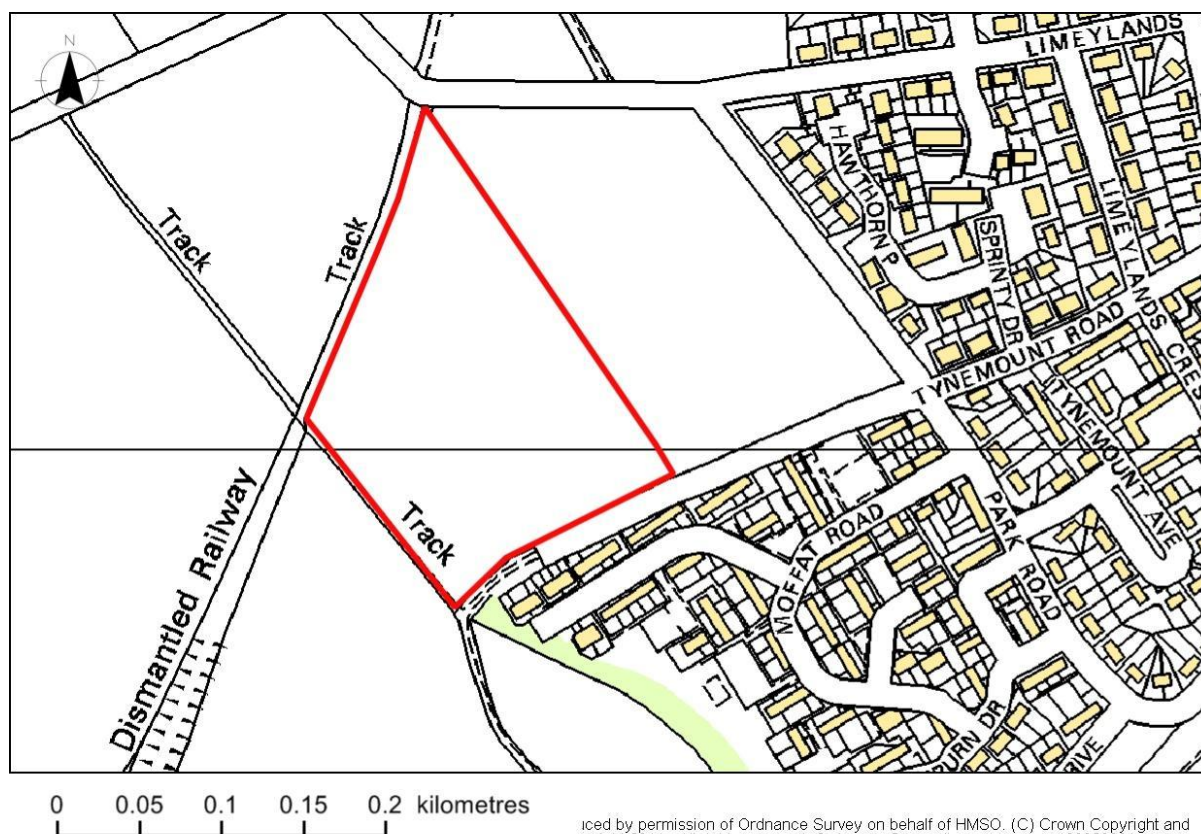
	be required. Public transport to Ormiston is comparatively limited but an increased population may encourage service expansion. The site is served by Rosebery Treatment Works and Ormiston Waste Water Treatment Works. Rosebery WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Ormiston Primary School catchment which has no capacity, landlocked but very limited expansion on current site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether potential contamination or ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, 5.2km away from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage. The Bellyford Burn wildlife site is adjacent to the site, and there are two Tree Preservation Orders on the site boundaries. The site is in proximity to areas of priority habitat and there may be opportunities to improve habitat connectivity in development of the site.	o/?*
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site. The site has good access to the core path network and reasonable access to existing open space to the south of the village. Development of this scale would provide opportunities to provide additional open space. The site's development could have cumulative impacts on potential air quality issues at Tranent High Street.	+/?
Soil	The development of the site would result in some loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The Bellyford Burn flows along the northern boundary of the site. This presents flood risk to the northern site boundary, which could be avoided through appropriate design. The site will potentially	?

	require a flood risk assessment. A 6m buffer would be required. SEPA advises that abstraction is a current pressure on the water body that could be exacerbated by the development. There are some small pockets of surface water flooding within the site. The site is not within a Potentially Vulnerable Area.	
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent and Dalkeith town centre by increasing vehicular traffic.	o/-
Climatic Factors	Ormiston is not one of East Lothian's most accessible locations in regional terms although is in fairly close proximity to Tranent. Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is also well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site and there is considered to be low potential for unknown archaeological remains.	o
Landscape	The site is currently open arable land and adjoins the north-western edge of Ormiston, representing a somewhat logical expansion in landscape terms, although if developed in isolation it would form a projection into open countryside. The site is moderately well screened from the North, West and East due to tree cover and vegetation. The landscape character area is defined as lowland plains. The land is flat and open. There are TPO trees on the south-western and eastern boundaries.	-/?

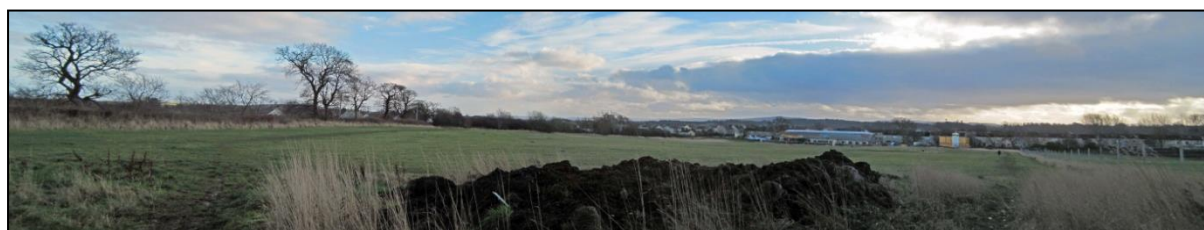
SITE INFORMATION	
Topic	Comments
Site Name	Tynemount Farm west portion, Ormiston
Site Ref	PM/TT/HSG077 (see also PM/TT/HSG078 (north) & PM/TT/HSG110 (south): included in LDP PROP TT10 with field to the E bounded by roads to N, E and S.
Source of Site Suggestion	Walker Group (Scotland) Ltd for the Beattie Family
Site Size (ha)	3.3ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	An undeveloped site on the western edge of Ormiston. The site is within a wider area subject to a Proposal of Application Notice (14/00008/PAN).





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is on the western edge of Ormiston. It is outside the existing settlement boundary but is well related to it. Undeveloped land immediately to the east is currently allocated for development and parts of this have planning permission.	
Accessibility	The site is not within 400m of any bus stops but there are bus stops within walkable distance on Limeylands Road and Limeylands Crescent (500-600m). Fairly frequent services are available to Pencaitland, the Western General Hospital, Ormiston, East Saltoun and West Saltoun. There is no rail station within 800m. The site is within 1600m of a range of local services including primary school, library, shops, cafe, and community hall.	
Exposure	The site benefits from little shelter from northerly winds.	
Aspect	The site slopes gradually to the north-west.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses include residential and agricultural.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access can be achieved onto the local road network, however there are traffic capacity constraints within the Tranent area including cumulative issues, and further consideration is required to	

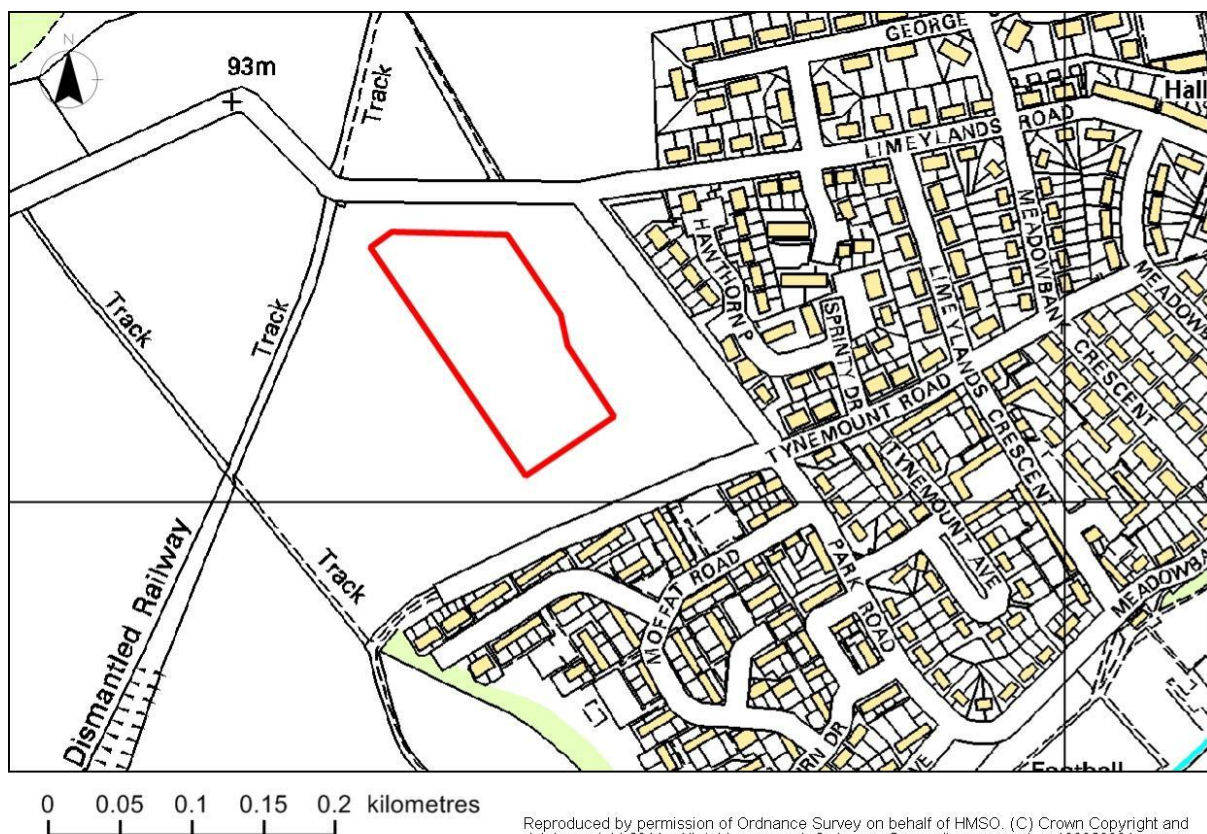
	establish how these might be mitigated. The site is served by Rosebery Water Treatment Works and Ormiston Waste Water Treatment Works. The site is served by Rosebery Treatment Works and Ormiston Waste Water Treatment Works. Rosebery WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Ormiston Primary School catchment which has no capacity, landlocked but very limited expansion on current site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is 5.5km from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage. The site contains Tree Preservation Orders along the south and east boundaries. There are areas of priority habitat adjacent to the site and potential to improve habitat connectivity in new development.	o/?*
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site. Access to the core path network and open space is reasonable.	o
Soil	The development of the site would result in some loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There are some small pockets of surface water flooding. The site will potentially require a drainage impact assessment. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and public transport accessibility so the need to	o/-

	travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	
Climatic Factors	Ormiston is not one of East Lothian's most accessible locations in regional terms although is in fairly close proximity to Tranent. Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is also well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site. ELCAS advises that the area has moderate potential for unknown archaeological remains.	o/?
Landscape	The site is within the Lowland Plains character area, as defined in the Lothians Landscape Character Assessment. The site is currently open grazing land and adjoins the western edge of Ormiston, representing a logical expansion in landscape terms. The land is fairly flat and open. It is fairly well screened from the south due to tree cover and vegetation, however, is it completely open from the west. Landscape planting on this edge would help integrate development with the village. The site contains mature trees protected by Tree Preservation Order 32, which would need to be considered in detailed landscape design.	o/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Tynemount Farm (east part), Ormiston
Site Ref	PM/TT/HSG078 (north) & PM/TT/HSG110 (south) (see also PM/TT/HSG077): included in LDP PROP TT10 with PM/TT/HSG077 and land also surrounding this to the roads to N, E and S.
Source of Site Suggestion	Walker Group (Scotland) Ltd for Beattie Family
Site Size (ha)	1.4ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	Part of an existing Local Plan allocation on the western edge of Ormiston. The northern part of the site recently gained planning permission for 19 houses (13/00909/P) while the southern part of the site is not yet committed but site masterplans earmark this for affordable housing. The site is within a wider area subject to a recent Proposal of Application Notice (14/00008/PAN).





0 0.05 0.1 0.15 0.2 kilometres

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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is on the western edge of Ormiston. It is outside the existing built up area but is part of a larger site already allocated for development and therefore within the settlement boundary as defined in the current Local Plan.	
Accessibility	Bus stops on Limeylands Road are around 400m from the site. Fairly frequent services are available to Pencaitland, the Western General Hospital, Ormiston, East Saltoun and West Saltoun. There is no rail station within 800m. The site is within 1600m of a range of local services including primary school, library, shops, cafe, and community hall.	
Exposure	The site benefits from little shelter from northerly winds.	
Aspect	The site slopes gently north-west.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses include residential and agricultural. A medical centre is also proposed to the south of the site (11/00736/P).	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access can be achieved onto the local road network. However, there are traffic capacity constraints within the Tranent area, and further consideration is required to establish how these	

	might be mitigated. The site is served by Rosebery Treatment Works and Ormiston Waste Water Treatment Works. Rosebery WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Ormiston Primary School catchment which has no capacity and is landlocked but very limited expansion on current site may be possible. At secondary level the site would be served by Ross High School, which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. The site previously contained mature trees protected by a Tree Preservation Order, however these have been removed. Development could provide an opportunity to reinstate these.	o/?
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has reasonable access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site. Access to the core path network and open space is reasonable.	o
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is no surface water flooding. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities, active travel routes and public transport accessibility so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Ormiston is not one of East Lothian's most accessible locations in regional terms although is in fairly close proximity to Tranent.	o/-

	Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is also well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site. ELCAS advises that the area has moderate potential for unknown archaeological remains.	o/?
Landscape	The site is within the Lowland Plains character area, as defined in the Lothians Landscape Character Assessment. The site is currently open grazing land on the western edge of Ormiston, representing a logical expansion in landscape terms. It is allocated for development and the principle of development has therefore been established; part of the wider allocation already benefits from planning permission. The land is fairly flat and open. It is fairly well concealed from the south on Tynemount Road due to tree cover and vegetation but is open to the west offering panoramic views, and to the north. The site previously contained mature trees protected by a Tree Preservation Order, however these have been removed. Development could provide an opportunity to reinstate these.	o/?

SITE INFORMATION	
Topic	Comments
Site Name	Ormiston Bowling Club, Limeylands Road, Ormiston.
Site Ref	PM/TT/HSG019: LDP Policy OS1 Protection of Open Space
Source of Site Suggestion	GJ Hunter for Richard Ross
Site Size (ha)	0.2ha
Current Use	Former Bowling Club
Proposed Use	Housing - either housing allocation in emerging local plan or existing designation as open space removed – 5 units
Summary Description	The site of Ormiston bowling club, currently designated as open space (Local Plan policy C3).





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is within the existing settlement boundary of Ormiston.	
Accessibility	The site is around 100m from bus stops on Limeylands Road, with a fairly frequent service to Edinburgh via Tranent and Musselburgh. There is no rail station within 800m. The site is within 1600m of a range of local services including primary school, library, shops, cafe, and community hall.	
Exposure	The site has shelter from winds due to surrounding housing and vegetation in the gardens; the village generally is within a valley and low-lying.	
Aspect	South facing but generally flat (ex-bowling green).	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but within a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The access road would not be suitable for large amounts of traffic and there may be issues with visibility splays and third party land at the junction onto Limeylands Rd. The site is served by Rosebery	

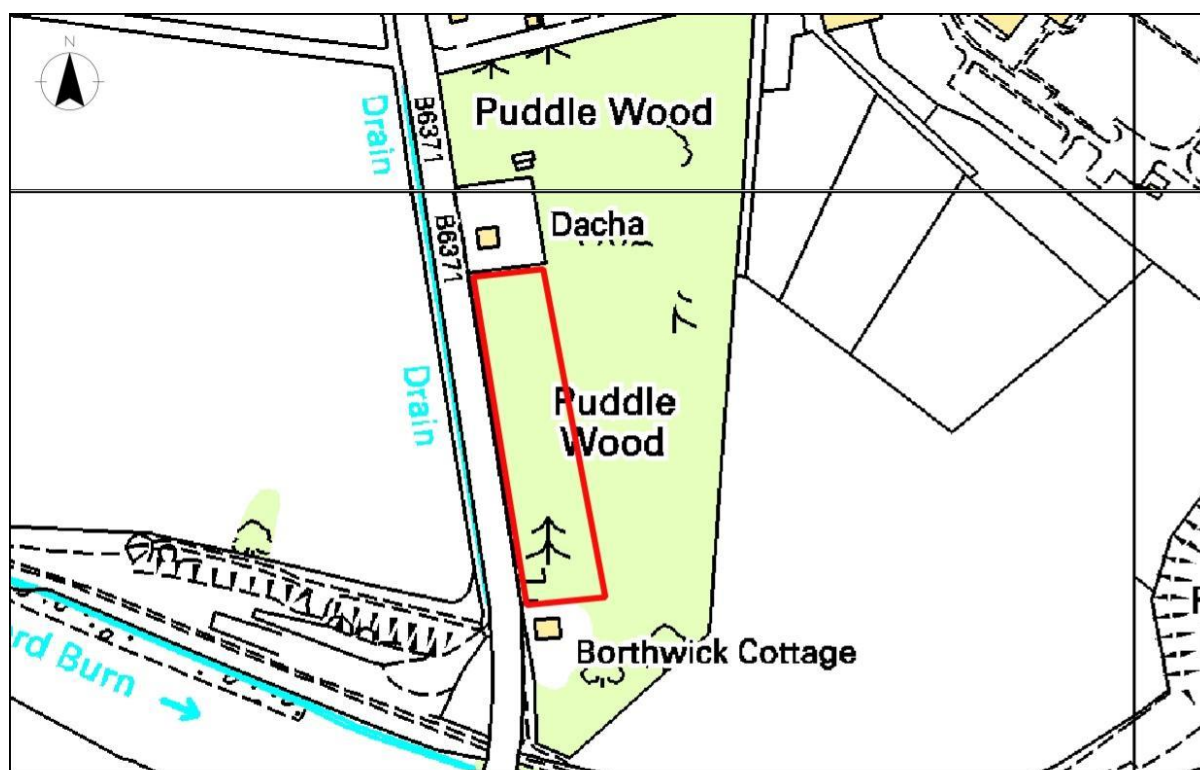
	Treatment Works and Ormiston Waste Water Treatment Works. Rosebery WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Ormiston Primary School catchment which has no capacity, landlocked but very limited expansion on current site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether potential contamination or ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. Its current (or most recent) use as a bowling club may mean its biodiversity interest is minimal.	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site. The site has reasonable access to the core path network and to open space to the south of the village, however its development would also result in the loss of land currently protected as open space (the former bowling green).	o/-
Soil	The development of the site would not result in the loss of prime agricultural land and rare or carbon rich soils.	0
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is a small pocket of surface water flooding at the southern site boundary. The site will potentially require a drainage impact assessment. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities,	o/-

	active travel routes and public transport accessibility so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	
Climatic Factors	Ormiston is not one of East Lothian's most accessible locations in regional terms although is in fairly close proximity to Tranent. Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is also well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would re-use a previously developed site, although the majority has not been under built development and is currently protected open space.	0
Cultural Heritage	There is considered to be low potential for unknown archaeological remains within this site.	o/?
Landscape	The site is currently occupied by the former Ormiston Bowling Club and is well contained in an established area of residential development including bungalows and terraced housing. The well contained setting of the site means its development would not have a significant impact beyond its site boundaries. The site would represent a logical settlement consolidation in landscape terms. However, the site's development would result in the loss of a recreational resource in the heart of a built up residential area.	o/-

SITE INFORMATION	
Topic	Comments
Site Name	Puddle Wood
Site Ref	PM/TT/HSG023: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	PPCA agents for Hopetoun Estates
Site Size (ha)	0.6ha
Current Use	Woodland
Proposed Use	Housing; Puddle Wood to be a proposal including site shown for residential development (10 homes) plus woodland management of the remainder: Ormiston settlement boundary to be re-drawn to include Alexander Inglis facility (grain store) and the land shown.
Summary Description	A site in an area of woodland in a rural location to the north of Ormiston, adjacent to the B6371.



0 0.025 0.05 0.075 0.1 kilometres

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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is around 400m from the existing settlement boundary of Ormiston and is not well related to it.	
Accessibility	The site is around 200m from bus stops at East Mains Road End but it is not clear whether there are bus services available here. There is no rail station within 800m. There are a range of facilities within 1600m in the village of Ormiston although the route is not well-suited to pedestrians as it involves crossing the main road at a location with poor visibility.	
Exposure	The site benefits from shelter on the North, East and West borders due to mature woodland and vegetation.	
Aspect	The site is relatively flat, but slopes very gradually towards the west.	
Suitability for Proposed Use	The site is physically suitable for the proposed use, however, it is unlikely to be possible to develop here without significant tree removal and resulting environmental impacts.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement and its development would not accord with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access is achievable and there would be no major impacts on the road network, however public transport connectivity is limited. The site is served by Rosebery Water Treatment Works and Ormiston Waste Water Treatment Works. The site is served by	

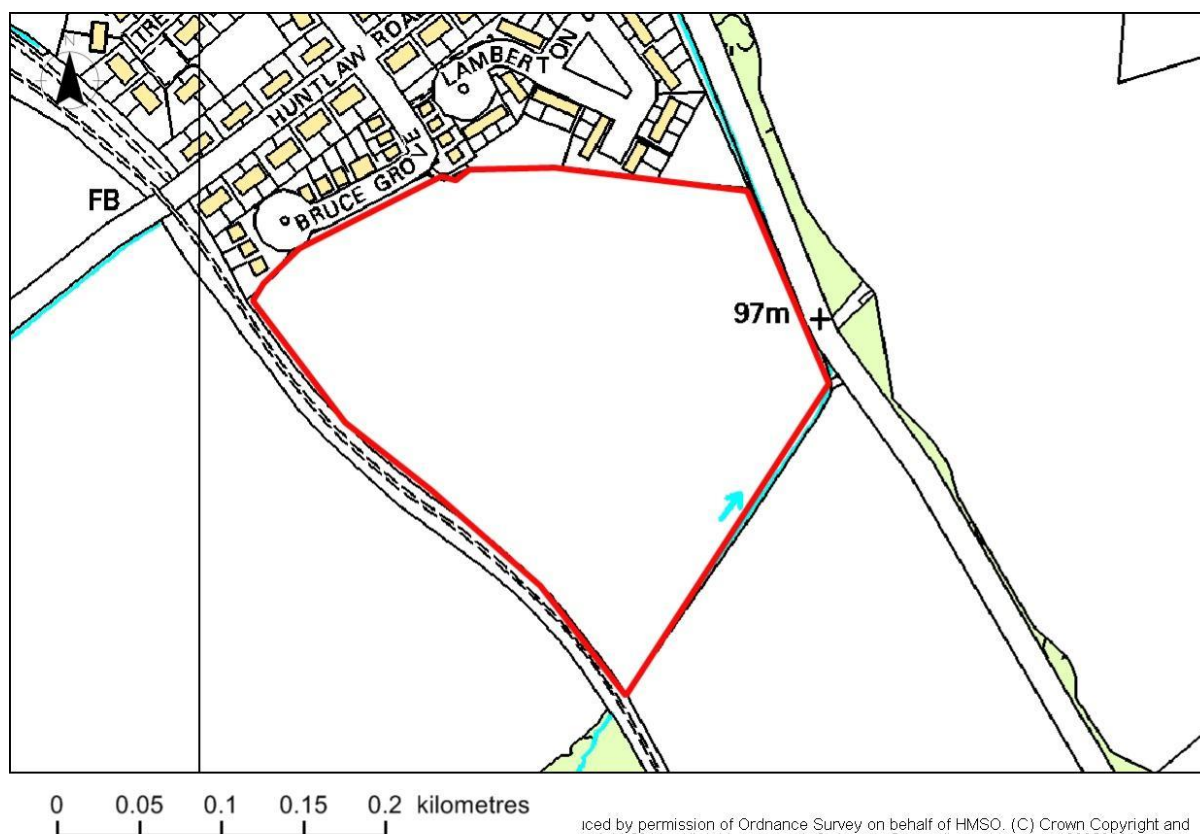
	Rosebery Treatment Works and Ormiston Waste Water Treatment Works. Rosebery WTW has available capacity, and Ormiston WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Ormiston Primary School catchment which has no capacity, landlocked but very limited expansion on current site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether potential contamination or ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international or national nature conservation interest but is within a listed local wildlife site, designated for its varied woodland and rich bird community. Dependent on the nature of development, this is like to have impacts on the listed wildlife site.	-/?
Population	The site could provide housing, including an element of affordable housing to help meet local need. The site has limited access to facilities, services, and employment opportunities by active travel or public transport.	o/?
Human Health	There is no known contamination within the site. The site has good access to the core path network but not to other public open space.	o
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site will potentially require a flood risk assessment due to a small adjacent watercourse. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by	o/-

	increasing vehicular traffic.	
Climatic Factors	Ormiston is not one of East Lothian's most accessible locations in regional terms though is in fairly close proximity to Tranent. Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is moderately well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	ELCAS advises that the site is within the area of a former colliery (as shown on the 2 nd edition OS map). There is considered to be low potential for archaeological remains within the site.	o/?
Landscape	The landscape character area is defined as lowland plains. The site is currently fairly dense woodland and is situated approximately 800m north-east of Ormiston. As the site is separated from Ormiston, development does not represent a logical expansion of the village in landscape terms. It is unlikely to be possible to develop the site without significant tree removal and resulting landscape impacts. The proposed site would be well concealed from the East due to tree cover and vegetation, however, is currently open from the west adjacent to the B6371 and would be visible from this route.	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	Land south of Wester Pencaitland
Site Ref	PM/TT/HSG050: LDP PROP TT13: Lempockwells Road, Wester Pencaitland
Source of Site Suggestion	Strutt and Parker for Susan Cameron and Fraser Scott
Site Size (ha)	6.7ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A greenfield site in agricultural use on the southern edge of Pencaitland. An application has recently been submitted on the site (14/00732/PPM).



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site lies to the south of Wester Pencaitland. It is outside the existing settlement boundary but well related to it.	
Accessibility	Pencaitland is not one of the more accessible of East Lothian's settlements, based on SESplan's regional accessibility analysis. Bus stops on Lempockwells Road are around 500m from the site, with a limited service to Haddington, Tranent, and Gifford. Bus stops on the A6093 are around 800m from the site and have a frequent service to Edinburgh via Tranent and Musselburgh. There is no rail station within 800m of the site. There is a modest range of services and facilities within 1600m of the site, including primary school, shop, hall, and church.	
Exposure	The site does not benefit from any significant degree of shelter from northerly winds from vegetation or topography.	
Aspect	The site is broadly north facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure	Access could be taken from Bruce Grove or possibly Lempockwells Road subject to visibility splays and footway provision. Parked	

capacity	vehicles on Lempockwells Rd may cause difficulty for 2-way movement with increased volumes of traffic. There are traffic capacity constraints within the Tranent area and further consideration is required to establish how these might be mitigated. The site is served by Rosebery Water Treatment Works and Pencaitland Waste Water Treatment Works. Rosebery WTW has available capacity, and Pencaitland WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Pencaitland Primary School catchment which has limited capacity, but limited expansion on site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is partly within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether potential contamination or ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. The Ormiston to Gifford Railway listed wildlife site runs along the western site boundary, and areas of priority habitat. There may be potential to improve habitat connectivity in the design of new development.	o/?
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has relatively limited access to facilities, services, and employment opportunities by active travel or public transport.	o/+
Human Health	There is no known contamination within the site (though the adjacent core path has potential contamination as a former railway line). The site has good access to the core path network and open space, and its development may provide opportunities to enhance	o/+/?

	this.	
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site will potentially require a flood risk assessment due to a small watercourse on the Eastern boundary. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment but advises that a water feature forms part of the site boundary, and a 6m buffer would be required.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Pencaitland is in a moderately accessible location in regional terms but is further from major centres of employment than many other East Lothian settlements, and has a relatively limited range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. The site is reasonably well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain). The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is adjacent to the southern extent of the Pencaitland Conservation Area, which extends along the tree-lined Lempockwells Road as an important entrance to the village. There is potential for impacts on this aspect of the setting of the village. There are scheduled monuments in the vicinity and ELCAS considers there to be moderate to good potential for unknown archaeological remains.	o/?
Landscape	The site is currently open arable land and is situated on the southern edge of Wester Pencaitland. It is within the Lowland Plains landscape character area (Lothians Landscape Character Assessment). Development of the site represents a fairly logical southern expansion of Pencaitland in broad landscape terms, although would extend the village further into open countryside; the site is surrounded on three sides by agricultural land. The site is somewhat elevated relative to the surrounding area and offers open views across the site; the northern edge is at a higher level than Bruce Grove, forming a steep embankment. The proposed site would be screened to some degree from the east on Lempockwells Road by some tree cover and vegetation, however, it is more open	-/?

	<p>to the west adjacent to Pencaitland Railway path (core path). The south of the site is bounded by a hedgerow, and structural landscaping would be necessary to give a robust landscape edge. Due to the elevation of the site, it is likely to be visible from Tranent and the Lammermuir Hills Area of Great Landscape Value to the south.</p>	
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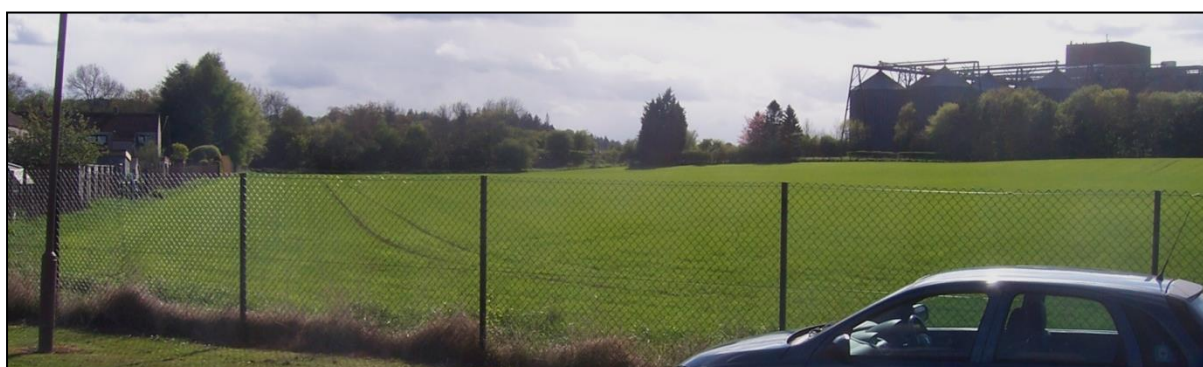
SITE INFORMATION	
Topic	Comments
Site Name	Pencaitland – Woodhall Road
Site Ref	PM/TT/HSG102: LDP PROP TT12 Woodhall Road, Wester Pencaitland
Source of Site Suggestion	East Lothian Council
Site Size (ha)	0.8ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A small greenfield site on the western edge of Wester Pencaitland, accessed from Woodhall Road.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located on the western edge of Wester Pencaitland. It is outwith the settlement boundary but is well related to it.	
Accessibility	Pencaitland is not one of the more accessible of East Lothian's settlements, based on SESplan's regional accessibility analysis. The site is around 150m from bus stops on Dovecot Park. Fairly frequent services are available to Pencaitland, the Western General Hospital, Ormiston, East Saltoun and West Saltoun. There is no rail station within 800m. There is a modest range of services and facilities within 1600m of the site, including primary school, shop, hall, and church.	
Exposure	Existing development to the north provides a degree of shelter from northerly winds.	
Aspect	The site is fairly level but slopes gently northwards.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access onto the local road network can be achieved and vehicle flows can be accommodated. The site already benefits from an existing footpath and street lighting, with good links to bus stops	

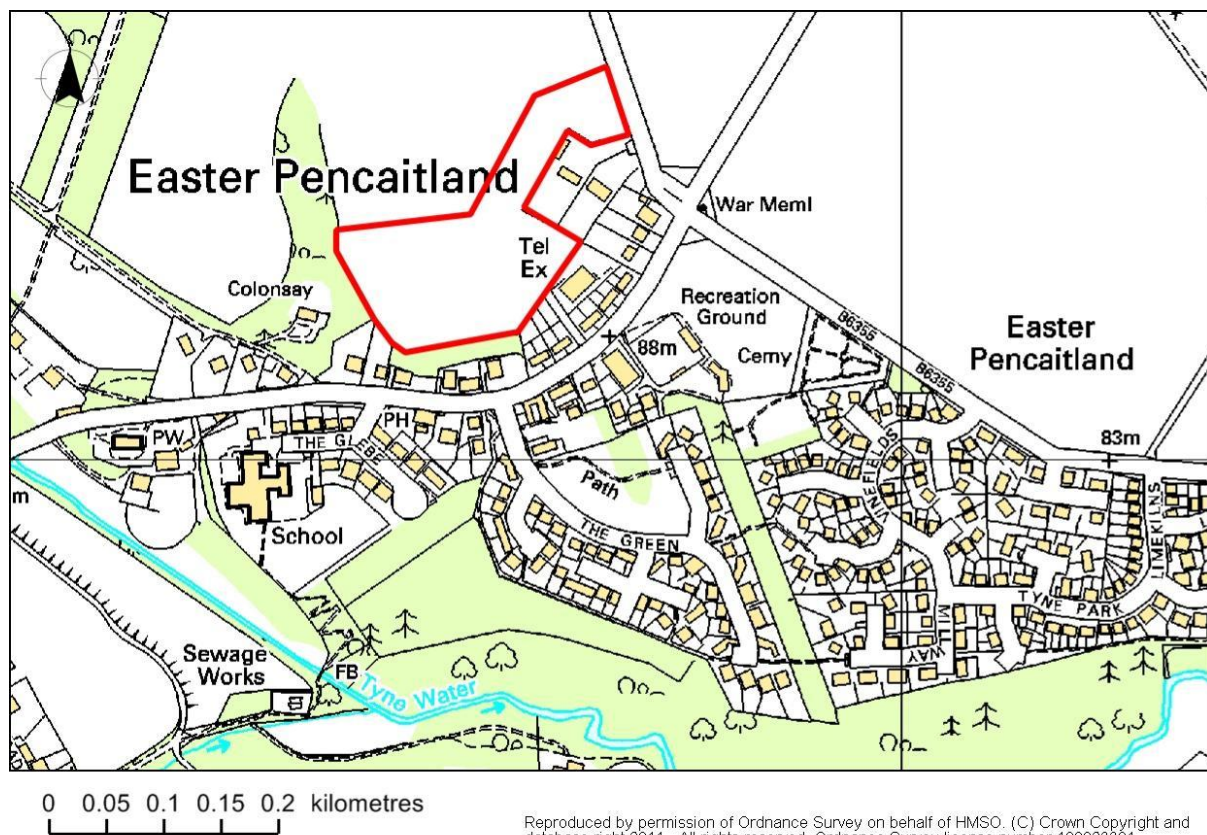
	and the local shop. The site is served by Rosebery Water Treatment Works and Pencaitland Waste Water Treatment Works. Rosebery WTW has available capacity, and Pencaitland WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Pencaitland Primary School catchment which has limited capacity, but limited expansion on site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	There is no known contamination within the site. Access to the core path network and open space is good.	0
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on	?

	SEPA's flood map. The site may potentially require a flood risk assessment due to a small watercourse adjacent to the site. There are some small pockets of surface water flooding within the site. The site is not within a Potentially Vulnerable Area.	
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Pencaitland is in a moderately accessible location in regional terms but is further from major centres of employment than many other East Lothian settlements, and has a relatively limited range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. The site is reasonably well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The northern part of the site abuts the boundary of Pencaitland Conservation Area. Development on the site is not likely to have a significant effect on the designated area. There are Scheduled Monuments in the vicinity and ELCAS considers the site to have moderate potential for unknown archaeological remains.	o/?
Landscape	The landscape character area is defined as Lowland Plains (Lothians Landscape Character Assessment). The site is currently open arable land on the western edge of Pencaitland. Due to the close proximity to existing development and the small scale of the site, further development represents a logical expansion in landscape terms with minimal landscape impacts beyond the immediate area.	o

SITE INFORMATION	
Topic	Comments
Site Name	Park View, Pencaitland
Site Ref	PM/TT/HSG111: PROP TT14 Park View, Easter Pencaitland
Source of Site Suggestion	Existing Local Plan allocation
Site Size (ha)	2.5ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description and Planning History	A greenfield site on the north-east of Pencaitland previously included in the East Lothian Local Plan 2008.





0 0.05 0.1 0.15 0.2 kilometres

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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site lies to the North West of Easter Pencaitland. It is adjacent to the existing settlement boundary and is well related.	
Accessibility	Pencaitland is not one of the more accessible of East Lothian's settlements, based on SESplan's regional accessibility analysis. The site is within 400m of bus stops on Main Road, with fairly regular services to East and West Saltoun, Glenkinchie and Edinburgh. There is no rail station within 800m, with the nearest being Longniddry. The site is within 1600m of a range of local services including primary school and convenience shop.	
Exposure	The site is relatively exposed in terms of topography and there is limited landscaping or vegetation to provide shelter from northerly winds.	
Aspect	The site is gently undulating and slopes gradually to the north, resulting in a Southerly aspect.	
Suitability for Proposed Use	The site is physically suitable for the proposed use and there are not likely to be amenity conflicts with surrounding land uses, subject to appropriate design. Adjacent uses are mainly residential and agricultural.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would therefore not align well with strategic policy objectives of steering new	

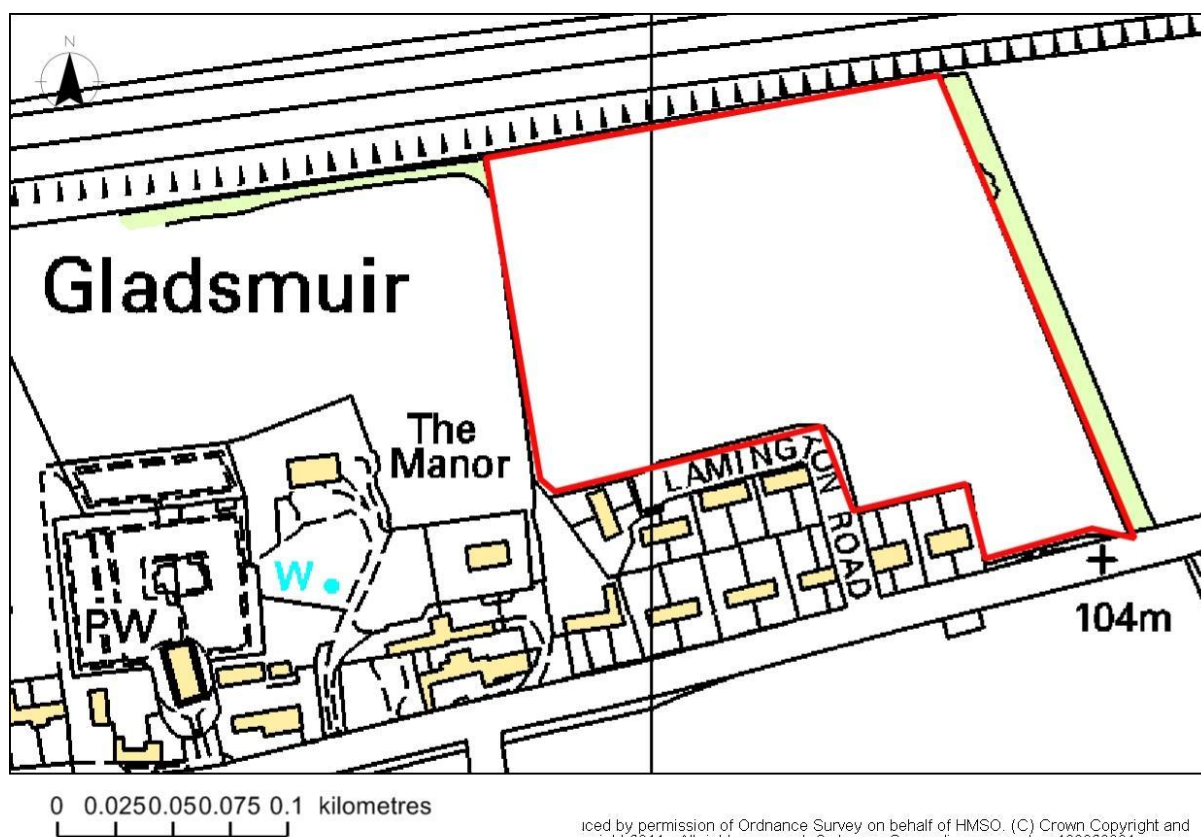
	development towards the most sustainable locations within the city region. It is also not within a settlement that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access could be achieved, with access taken from the B6355 or A6093. There are traffic capacity constraints within the Tranent area and further consideration is required to establish how these might be mitigated. The site is served by Rosebery Water Treatment Works and Pencaitland Waste Water Treatment Works. Rosebery WTW has available capacity, and Pencaitland WWTW has very limited capacity.	
Service infrastructure capacity	The site is within the Pencaitland Primary School catchment which has limited capacity, but limited expansion on site may be possible. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is outwith any areas designated for their International, National and Local Nature Conservation interest. There are mature tree belts within and surrounding the west, south and north-east of the site and the majority of these are protected by Tree Preservation Order 10. Impacts on these trees could largely be avoided by appropriate design. There are no areas of priority habitat within the site.	o/?

Population	The development of the site would provide housing, including an element of affordable housing. The site has good access by active travel and public transport to nearby local facilities which are within walking distance.	+
Human Health	There is no known contamination within the site. The site has good access to the existing core path network which runs adjacent to the B6355 which forms the north-east boundary. The site has good access to an area of recreational ground approximately 70m to the south-east of the site.	+
Soil	Development of the site may result in some loss of class 2 and class 3.1 prime agricultural land. There are no rare or carbon rich soils on the site.	-
Water	The site is not shown to be at risk of river, coastal or surface water flooding. SEPA has not raised any concerns with regard to flood risk or potential impact on the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	Pencaitland is in a moderately accessible location in regional terms but is further from major centres of employment than many other East Lothian settlements, and has a relatively limited range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's southerly aspect lends itself to solar gain. The site's aspect would lend itself well to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is within the Pencaitland Conservation Area and is within the Winton House inventory designed landscape. Historic Environment Scotland considers that the site can be developed without adverse impacts on the designed landscape, subject to sympathetic design. There are no listed buildings within the site but category B and C listed buildings are adjacent to the boundary at South Lodge, St Michaels Lodge and Park View. Development would have to take account of potential impacts on the settings of these buildings.	o/-
Landscape	The site is gently undulating and relatively well screened due to surrounding tree belts, and would form a logical extension of the settlement. The northern boundary is visually exposed and would benefit from a new landscape boundary. There are views from the site to the south east towards the Lammermuirs. The site is within the designated inventory designed landscape of Winton House and within the Pencaitland Conservation Area. Impacts on these	o/-/?

	designations could be mitigated through sensitive design.	
SITE INFORMATION		
Topic	Comments	
Site Name	Lamington Road, Gladsmuir	
Site Ref	PM/TT/HSG045 (see also PM/TT/HSG089): LDP PROP TT8 Gladsmuir East (S portion); DC1 Rural Diversification applied to the N part of the site.	
Source of Site Suggestion	John Handley Associates (agent) for J & W Jenkinson	
Site Size (ha)	3ha	
Current Use	Agricultural	
Proposed Use	Housing	
Summary Description	Greenfield land in agricultural use on the edge of the small settlement of Gladsmuir and south of the A1 dual carriageway.	



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site lies to the north and east of Gladsmuir. It is outside the existing settlement boundary but well related to it.	
Accessibility	The site is within 400m of bus stops on the main road with services to Edinburgh via Tranent and Musselburgh and to Haddington and Dunbar. There is no rail station within 800m and there are very limited facilities within 1600m of the site, including a church, hall, and car garage, but no shop.	
Exposure	The site has some limited shelter from northerly winds due to the presence of a tree belt along the northern boundary, however in terms of topography it is located near the top of a north-facing slope and is fairly exposed.	
Aspect	The site is fairly level but slopes gently eastwards.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses include residential and agricultural. There may be noise impacts which arise from the proximity of the A1 to the north of the site. Mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is within the East Lothian SDA as identified within SESplan and outwith a main settlement. It is in a location with limited facilities. Its development would align to a limited extent with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure	The development would not have major impacts on the local road network and has good access to the trunk road. However, suitable	

capacity	access could only be achieved via Lamington Road by improvements to visibility at the junction with the A199, involving third party land. The site is served by Castle Moffat Water Treatment Works and Seafield Waste Water Treatment Works. Castle Moffat WTW and Seafield WWTW both have available capacity.	
Service infrastructure capacity	The site is within the Macmerry Primary School catchment which has limited capacity, but may be able to expand on current site. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, over 3km away from the Firth of Forth SPA. At this stage the site is screened in for consideration through the Habitats Regulation Appraisal (HRA) process, though it might be possible to screen it out at a later stage.	o/?*
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has fairly limited access to facilities, services, and employment opportunities by active travel or public transport.	o/+
Human Health	There is no known contamination within the site. The site has reasonable access to the core path network at Butterdean Wood; other open space in the area is very limited.	o
Soil	The development of the site would result in some loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is a small pocket of surface water flooding on the southern site boundary. The site will potentially require a drainage impact assessment. The site is within Potentially Vulnerable Area 10/23. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with some access to local facilities, active travel routes and public transport so the need to travel by car is lessened.	o

Climatic Factors	<p>Gladsmuir is a small settlement with a very limited range of facilities. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is quite well positioned to access public transport and active travel routes. Realistically, however, development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).</p>	o/-
Material Assets	<p>The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.</p>	--
Cultural Heritage	<p>The site is adjacent to the Elvingston Inventory Garden and Designed Landscape and there are a number of listed buildings in the vicinity. There is some potential for setting issues subject to detailed design. ELCAS considers there to be low to moderate potential for unknown archaeological remains within the site.</p>	o/?
Landscape	<p>The site is currently open arable land to the north and east of the small settlement of Gladsmuir. Gladsmuir is in a relatively elevated and visually exposed situation, with views north towards the Firth of Forth and westwards towards Macmerry. The landscape character area is defined as Lowland Plains (Lothians Landscape Character Assessment). The site's development would represent a significant expansion of the village that would potentially change its character, although would be relatively logical in landscape terms. The site is fairly flat with open views across it. The eastern edge of the site is bounded by a mature landscape strip, which provides an element screening of views into the site from the A199 travelling west. Development on the site may be visible from the A1 to the north, which is at a lower level, unless structural landscaping was put in place on this boundary. If noise mitigation measures are required, they may also have an impact upon the landscape and/or views from the A1.</p>	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Gladsmuir – Lamington Road
Site Ref	PM/TT/HSG089: included as part of TT9 Gladsmuir East (see also PM/TT/HSG045)
Source of Site Suggestion	East Lothian Council
Site Size (ha)	0.2ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A small area of land that would 'round off' existing development at Lamington Road in the small settlement of Gladsmuir.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site lies to the north-east of Gladsmuir. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops on the main road with services to Edinburgh via Tranent and Musselburgh and to Haddington and Dunbar. There is no rail station within 800m and there are very limited facilities within 1600m of the site, including a church, hall, and car garage, but no shop.	
Exposure	The site is exposed to northerly winds, with no protection from vegetation or topography.	
Aspect	The site is fairly level but slopes gently south-east.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural. There may be noise impacts which arise from the proximity of the A1 to the north of the site. Mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is within the East Lothian SDA as identified within SESplan and outwith a main settlement. It is in a location with limited facilities. Its development would align to a limited extent with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The development would not have major impacts on the local road network and has good access to the trunk road. However, suitable access could only be achieved via Lamington Road by improvements to visibility at the junction with the A199, involving third party land.	

	The site is served by Castle Moffat Water Treatment Works and Seafield Waste Water Treatment Works. Castle Moffat WTW and Seafield WWTW both have available capacity.	
Service infrastructure capacity	The site is within the Macmerry Primary School catchment which has limited capacity, but may be able to expand on current site. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this. The site may not be effective due to access/road safety constraints.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	o
Population	The site would provide housing, possibly including an element of affordable housing to help meet local need. The site has limited access to facilities, services, and employment opportunities by active travel or public transport.	o/?
Human Health	There is no known contamination within the site. The site has reasonable access to the core path network at Butterdean Wood; other open space in the area is very limited.	o
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface water or coastal flooding on SEPA's flood map. The site is within Potentially Vulnerable Area 10/23. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with some access to local facilities, active travel routes and public transport so the need to travel by car is lessened.	o
Climatic Factors	Gladsmuir is a small settlement with a very limited range of facilities. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, the site is well positioned to access public transport and active travel routes. Realistically, however, development on the site would lead to some increase in car-based journeys and resultant	o/-

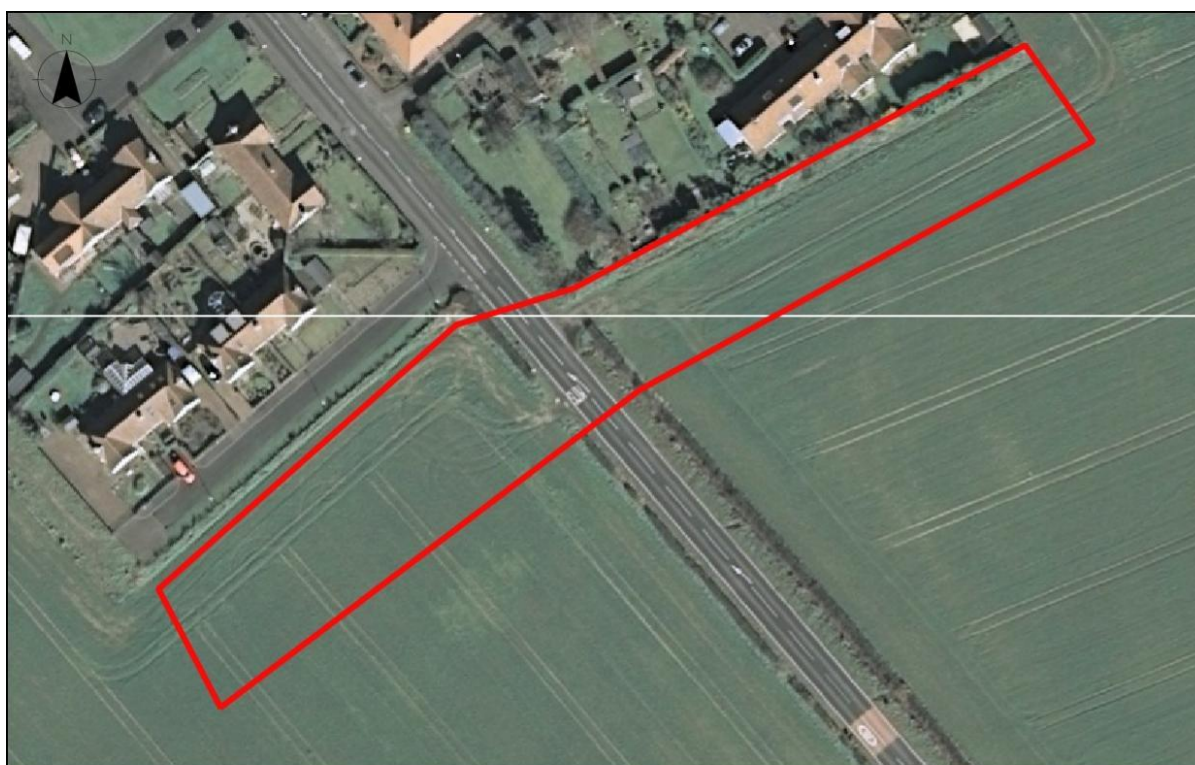
	greenhouse gas emissions. The site's aspect could lend itself well to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site.	o
Landscape	The site is a small area of agricultural land that would form a 'rounding off' of the existing settlement pattern of Gladsmuir. Subject to appropriate design, its wider landscape impacts would be minimal.	o

SITE INFORMATION	
Topic	Comments
Site Name	New Winton
Site Ref	PM/TT/HSG092: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	East Lothian Council
Site Size (ha)	0.4ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A small greenfield site on the southern edge of New Winton.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located on the southern edge of New Winton. It is outwith the settlement boundary but is well related to it.	Yellow
Accessibility	The bus stop in New Winton is around 100m from the site. There is a very limited bus service, which would not be a viable commuter option. There is no rail station within 800m and there are no facilities within 1600m.	Red
Exposure	Existing development to the north will provide shelter from northerly winds, though there is little shelter by virtue of vegetation or topography.	Yellow
Aspect	The site faces south.	Green
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	Green
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. It is also not within a main settlement that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Red

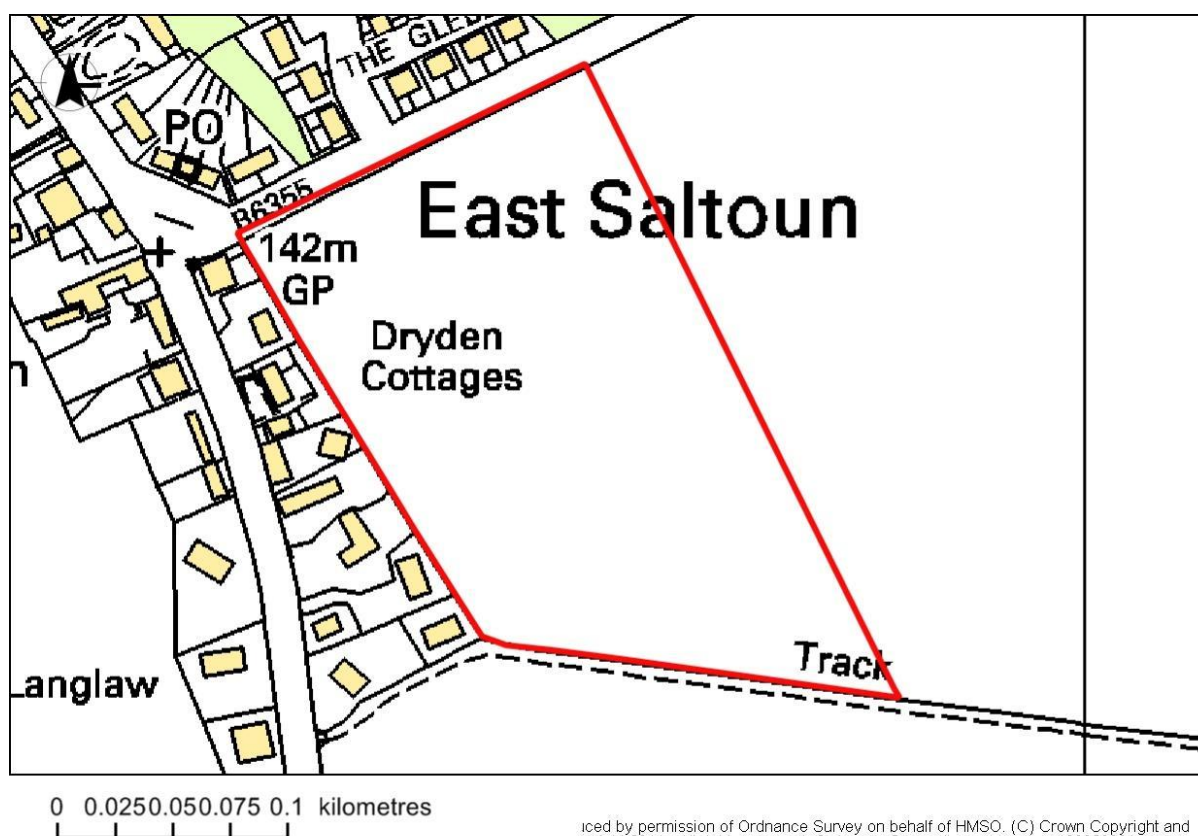
Physical infrastructure capacity	Suitable access could be provided from Winton Terrace on the western side; a new junction onto the B6355 would be required for the eastern half, which would be subject to visibility splay requirements and relocation of the speed limit signs. The site is served by the Rosebery Water Treatment Works and New Winton Septic Tank, which both have available capacity.	
Service infrastructure capacity	The site is within the Windygoul Primary School catchment, which has no available capacity, and additional land would be required to accommodate any expansion. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment may therefore be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	0
Population	The site could provide housing, including an element of affordable housing to help meet local need. The site has limited access to facilities, services, and employment opportunities by active travel or public transport.	?/0
Human Health	There is no known contamination within the site. Access to the core path network and open space within the village is good.	+
Soil	The development of the site would result in some loss of class 2	-

	prime agricultural land. There are no rare or carbon rich soils on this site.	
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is not within a Potentially Vulnerable Area.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with limited access to local facilities, active travel routes and public transport and its development would lead to increased use of the private car. The site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	o/-
Climatic Factors	New Winton is not one of East Lothian's most accessible settlements in regional terms, though is in relatively close proximity to Tranent. It has limited public transport accessibility and poor access to facilities and services. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would lend itself well to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is within the New Winton Conservation Area. Development may have to be restricted to single storey to avoid adverse impacts on the Conservation Area. There are listed buildings within the vicinity although with limited visual link. There is an undesignated cropmark in the vicinity and low to moderate potential for unknown archaeological remains.	?/-
Landscape	The site is within the Lowland Plains landscape character and is currently flat open agricultural land on the southern edge of New Winton. Due to its small scale and the close proximity to existing development, further development on this site would represent a logical expansion in landscape terms, with minimal wider landscape impact subject to appropriate design and landscaping. There is, however, the potential for impacts on the conservation area through insensitive design.	o/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Dryden Field, East Saltoun
Site Ref	PM/TT/HSG012: LDP Policy DC1: Rural Diversification
Source of Site Suggestion	PPCA (planning consultants) for Hamilton and Kinneil Estates (landowner)
Site Size (ha)	4ha
Current Use	Agricultural
Proposed Use	Mixed use/housing; approximately 50 units.
Summary Description	A greenfield site on the south-eastern edge of East Saltoun.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is on the south-eastern edge of East Saltoun. It is outside the existing settlement boundary but is well related to it.	
Accessibility	The site is within 400m of a bus stop with a limited service to Haddington, Tranent and Gifford. There is no rail station within 800m. There is a limited range of local facilities within 1600m, including shop, church, primary school, and village hall.	
Exposure	Existing development and woodland to the north of the site will provide a degree of shelter from northerly winds, however the local topography means the site is still somewhat exposed.	
Aspect	The site slopes gradually northwards.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a limited range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access onto the local road network could be achieved however there are traffic capacity constraints within the Tranent area including cumulative issues, and further consideration is required to establish how these might be mitigated. The site is served by Hopes Water treatment Works and the East Saltoun Septic Tank. Hopes WTW has available capacity, and Saltoun Septic Tank	

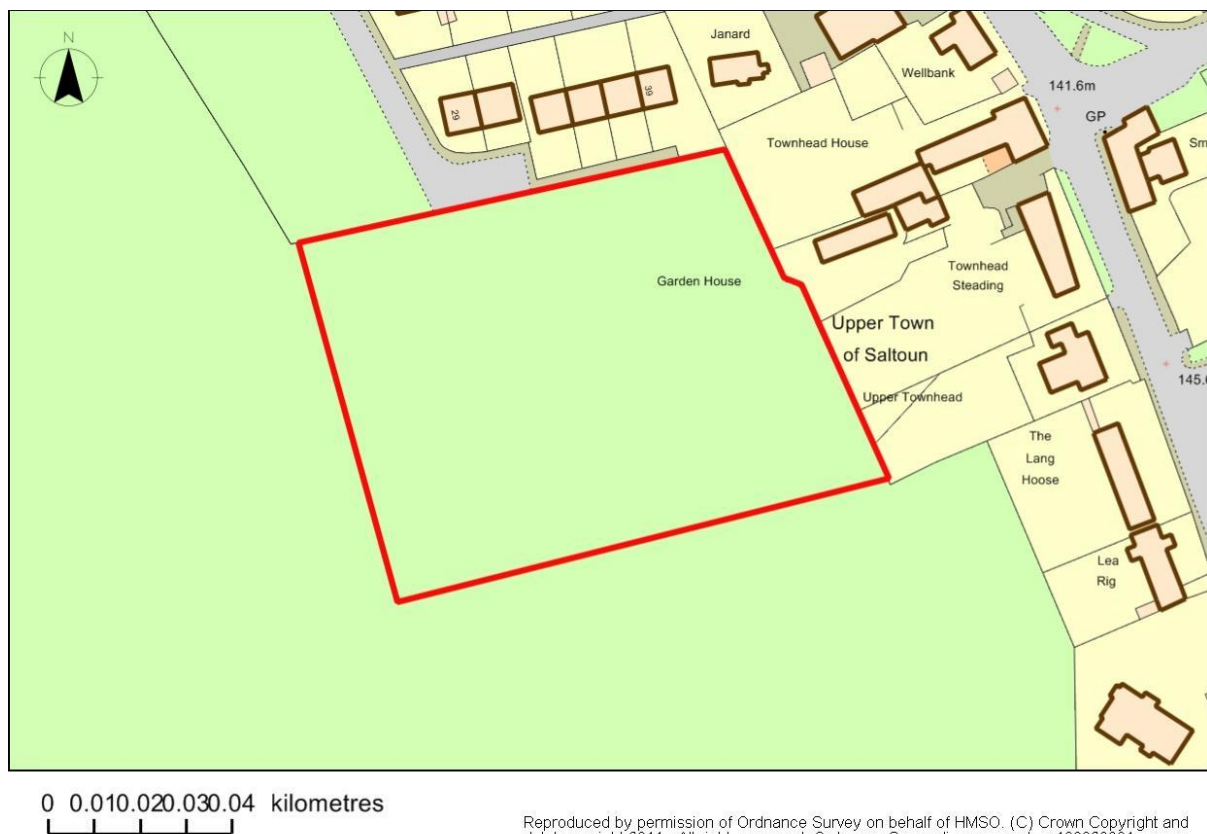
	has limited capacity.	
Service infrastructure capacity	The site is within the East Saltoun Primary School catchment which has very limited capacity and cannot expand. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. An area of priority habitat (upland mixed ash wood) is located to the north of the site and development may present opportunities to extend this habitat and/or create new linkages.	o/?
Population	The site would provide housing, including an element of affordable housing to help meet local need. It has limited access to facilities, services, and employment opportunities by active travel or public transport.	+/o
Human Health	There is no known contamination within the site. There are a number of short lengths of core path within and adjacent to the village, as well as open space, and there are other core paths within 1km. The site's development may provide opportunities to enhance the local path network.	+/?
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities	o

	and some limited public transport accessibility so the need to travel by car is reduced. Yet, the site's development would realistically still result in some increase in private car usage.	
Climatic Factors	East Saltoun is in a less accessible location in regional terms than many other East Lothian settlements and has a limited range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. The site has limited access to public transport and its development would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is within the Saltoun Conservation Area. Historic Environment Scotland considers the site's development has the potential to fundamentally change the character of the Conservation Area and advises that a design strategy would need to be developed in conjunction with a Conservation Area Appraisal of the area. ELCAS considers there is low potential for unknown archaeological remains.	?/-
Landscape	The landscape character area is defined as Lowland Plains (Lothians Landscape Character Assessment). The site is within the East Saltoun Conservation Area. The site has existing development on two sides and represents a relatively logical extension to the village in landscape terms, although the size of the site relative to the existing village is such that development may have significant impacts on the character of the village and on its Conservation Area. The site is higher than much of the adjacent village which tends to slope downwards to the north. It would be visible in longer views from the Garleton Hills and Traprain Law AGLVs. Structural landscape planting may mitigate the impact of development in longer distance views, but would be unlikely to mitigate any impacts on village character and scale. There are 3 mature ash trees on the southern boundary of the site which have significant visual amenity and these trees should be retained as part of the site structure planting.	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	East Saltoun – West Crescent
Site Ref	PM/TT/HSG093: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	East Lothian Council
Site Size (ha)	0.8ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A small greenfield site on the western edge of East Saltoun, accessed from West Crescent.



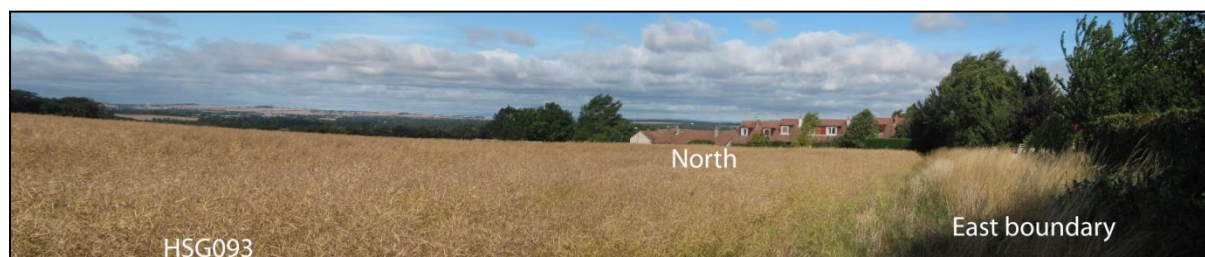


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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located to the south-west of East Saltoun. It is outside the existing settlement boundary but is well related to it, having existing development on two sides.	
Accessibility	The site is within 400m of bus stops. Bus stops on Main Street are roughly 200m from the site with limited services to Haddington, Gifford and Tranent. These services may not provide a viable option for commuting. The site is not within 800m of a train station and local facilities in East Saltoun. There is a limited range of facilities in East Saltoun, within 1600m of the site.	
Exposure	Existing development to the north will provide some shelter from northerly winds, however the site's north facing topography means it is still fairly exposed.	
Aspect	The site faces north.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement, but adjacent to a smaller settlement with a moderate range of facilities. Its development would not align well with strategic and local policy objectives including meeting housing need in the most sustainable locations that minimise the need to travel.	
Physical infrastructure capacity	Access could be taken via West Crescent. The junction at the bottom of West Crescent has substandard visibility due to the road alignment and hedging within private ownership. ELC Transportation therefore recommends this site is not developed due	

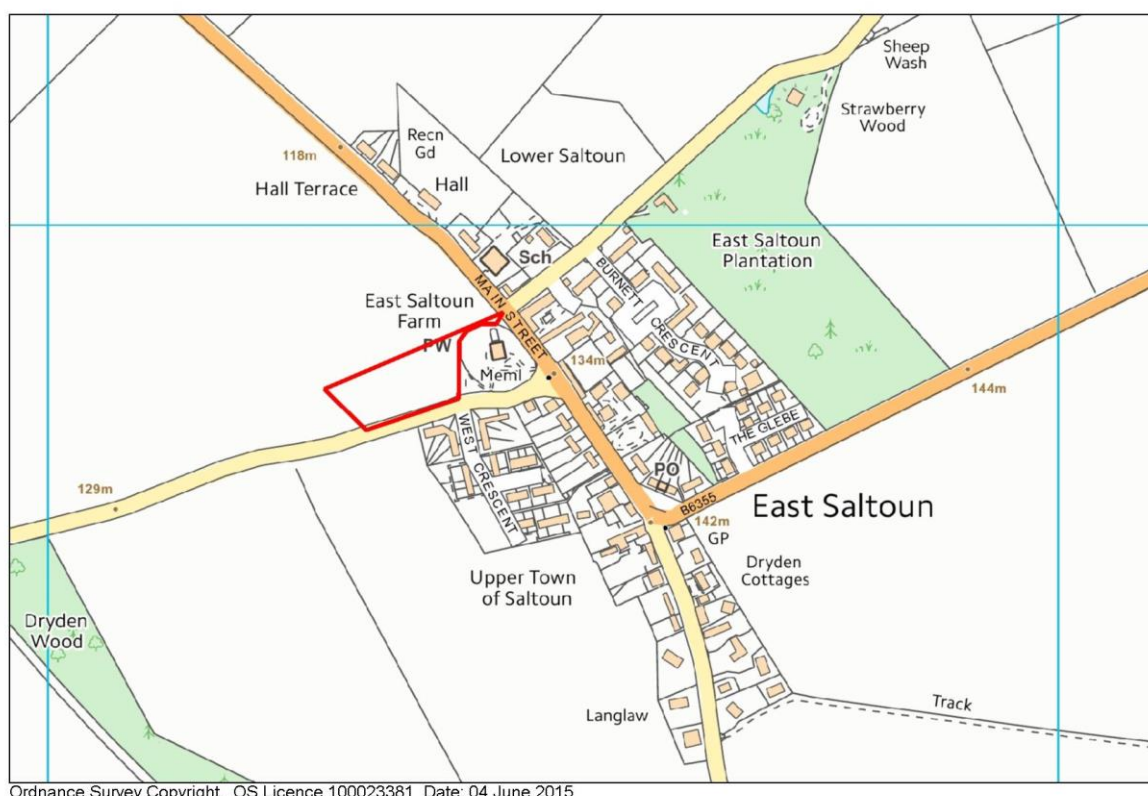
	to road safety constraints. The site is served by Hopes Water Treatment Works and East Saltoun Septic Tank. Hopes WTW has available capacity, and Saltoun septic tank has limited capacity.	
Service infrastructure capacity	The site is within the East Saltoun Primary School catchment which has very limited capacity and cannot expand. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	The site may not be effective due to access/road safety constraints.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	o
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has fairly limited access to facilities, services, and employment opportunities by active travel or public transport.	o/+
Human Health	There is no known contamination within the site. There are a number of short lengths of core path within and adjacent to the village, as well as open space adjacent to the site, and there are other core paths within 1km.	+
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is not within a Potentially Vulnerable Area.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with access to local facilities and some public transport accessibility so the need to travel by car is reduced. Yet, the site's development would realistically still result in some increase in private car usage.	o
Climatic Factors	East Saltoun is in a less accessible location in regional terms than many other East Lothian settlements and has a limited range of local facilities and services. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. The site has limited access to public transport and its development would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's north facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and	--

	resources, being greenfield land of prime agricultural quality.	
Cultural Heritage	The site is within the East Saltoun Conservation Area. Development on the site is unlikely to harm the character or appearance of the conservation area subject to appropriate design. ELCAS considers there to be low potential for unknown archaeological remains within the site.	o/?
Landscape	The site is currently open agricultural land on the south western edge of East Saltoun. It has existing development on two sides and is small in scale; its development would represent a logical 'rounding off' of the existing settlement patterns and would have limited wider landscape impact subject to appropriate design.	o

SITE INFORMATION	
Topic	Comments
Site Name	East Saltoun burial provision
Site Ref	MIR/TT/OTH025; LDP Policy DC1 Rural Diversification
Source of Site Suggestion	ELC Amenity Services
Site Size (ha)	0.7 Ha
Current Use	Agriculture
Proposed Use	Burial Provision
Summary Description and Planning History	A Greenfield site currently in agricultural use located on the northwest side of East Saltoun.



- Access would be taken from the existing cemetery. There would be no intensification of use and therefore no additional parking or access arrangements would be required.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the East Saltoun settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops located on Main Street, East Saltoun. The site is not within 800m of a rail station. The site is within 1600m of local facilities and services in East Saltoun.	
Exposure	The site has little shelter from northerly winds however this is not relevant for burial site use as exposure will not increase energy use.	n/a
Aspect	The site has a northerly aspect however this is not relevant for burial site use as aspect will not affect energy use.	n/a
Suitability for Proposed Use	Land use conflicts would not arise from the development of the site for burial ground with the surrounding agricultural, housing land and burial ground.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However it is adjacent to a settlement and would provide for an existing local need so would fit with other SESplan objectives such as reducing travel.	
Physical infrastructure capacity	The site would be served by Hopes Water Treatment Works which has available capacity. There is no waste water treatment infrastructure within the vicinity, however the use is unlikely to require waste water treatment.	

	Access would be taken from the existing cemetery. There would be no intensification of use and therefore no additional parking or access arrangements would be required.	
Service infrastructure capacity	Service infrastructure capacity is not relevant to the proposed use.	n/a
Deliverability/ Effectiveness	The landowners willingness to sell the land is not known at this stage. The site is physically suitable for the proposed use subject to SEPA's views on potential for contamination of ground water.	

PHOTOS

Panorama



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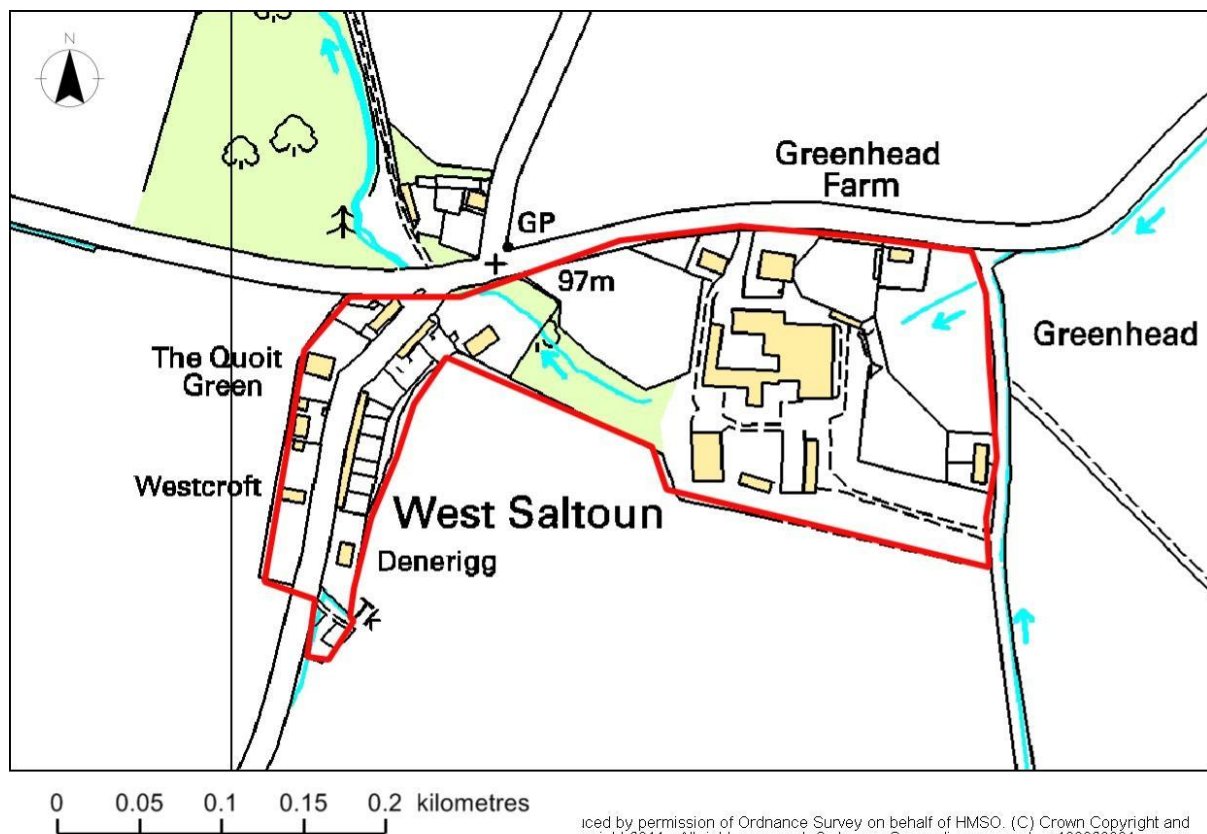


POTENTIAL IMPACTS OF DEVELOPMENT: SEA

Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not located within any areas designated for their international, national or local nature conservation. There are no records of SPA bird species in the tetrad in which the site sits and it is 9km from the Firth of Forth SPA. There is no pathway for it to	+*

	affect this or any other Natura 2000 site and it is therefore screened out of HRA. Use as a cemetery is likely to provide more varied habitat than the current agricultural use.	
Population	Development of the site would benefit the local population in that burial at East Saltoun would remain an option.	+
Human Health	Development of the site is likely to lead to benefits to mental health by allowing people who wish to do so to bury their loved ones in a site in East Saltoun, and by its peaceful, scenic location could aid the grieving process. Emissions to air associated with cremation would be avoided.	+
Soil	The development of the site would result in the loss of prime agricultural land, although a small area. There are no rare or carbon rich soils on site.	-
Water	The site is not shown as being at risk of river or surface flooding. Proposals for new cemeteries or cemetery extensions will be assessed on their merits and in particular with regard to the impact of such use on the Water Environment, in accordance with SEPA Guidance on Assessing the Impacts of Cemeteries on Groundwater - Land Use Planning System: Guidance Note 32.	o
Air	The development of the site would be unconstrained by existing sources of air pollution, though this is not particularly relevant for this use. The site has good access by public transport and active travel. Provision of burial ground avoids emissions to air from cremation.	+
Climatic Factors	Burial avoids the energy use of cremation. Availability of burial land is likely to increase journeys associated with bereavement and consumption of cut flowers, with associated CO2 emissions.	?
Material Assets	The development of the site would not make efficient resource of the land as it is a Greenfield site of prime agricultural quality.	-
Cultural Heritage	The site is located within East Saltoun conservation area. It is within close proximity to the A listed Church graveyard and walls at East Saltoun and any potential impacts must be assessed. It is not within or adjacent to any scheduled or ancient monuments.	?
Landscape	The site is located in the Haddington Plain landscape character area, on the northwest side of East Saltoun adjacent to the Saltoun Parish Church in the East Saltoun Conservation Area. It is a small component of a larger arable field with mature trees forming the western boundary. The field slopes down in a northern direction and is visible upon approach to East Saltoun from the north (B6355/Main Street). A stone wall forms the eastern boundary between the site and Saltoun Parish Church and existing burial grounds. This site forms a natural extension to the existing burial ground.	o

SITE INFORMATION	
Topic	Comments
Site Name	Greenhead Farm, West Saltoun
Site Ref	PM/TT/HSG025: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	PPCA for Hamilton and Kinneil Estates Ltd
Site Size (ha)	6.1ha
Current Use	A working farm and a small group of rural dwellings.
Proposed Use	Housing - 20-25 homes. West Saltoun to be given a settlement boundary to include this whole area
Summary Description	The small hamlet of West Saltoun and the adjacent Greenhead Farm. Both are currently in an area designated as countryside in planning policy terms.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	West Saltoun is not currently designated as a settlement in planning terms but rather is classed as countryside. The site is therefore not within any existing settlement boundary and is not well related to any.	
Accessibility	The site is adjacent to bus stops with a limited service to Haddington, Tranent and Gifford. This is not likely to be a viable option for commuting. There is no rail station within 800m. There is a limited range of facilities in East Saltoun, which is within 1600m of the site, although the route is not well suited to pedestrians as there are no pavements.	
Exposure	The site does not benefit from shelter from northerly winds by virtue of topography or the presence of vegetation.	
Aspect	The site is west facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. There may be potential amenity conflicts with the working farm. Mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement. Its development would not accord with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access can be achieved and there would be no major impacts on the road network, however public transport connectivity is limited. The site is served by Hopes Water Treatment Works and	

	there is no adopted drainage facility; the nearest is the East Saltoun Septic Tank 1km from the site. Hopes WTW has available capacity, and Saltoun septic tank has limited capacity.	
Service infrastructure capacity	The site is within the East Saltoun Primary School catchment which has very limited capacity and cannot expand. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

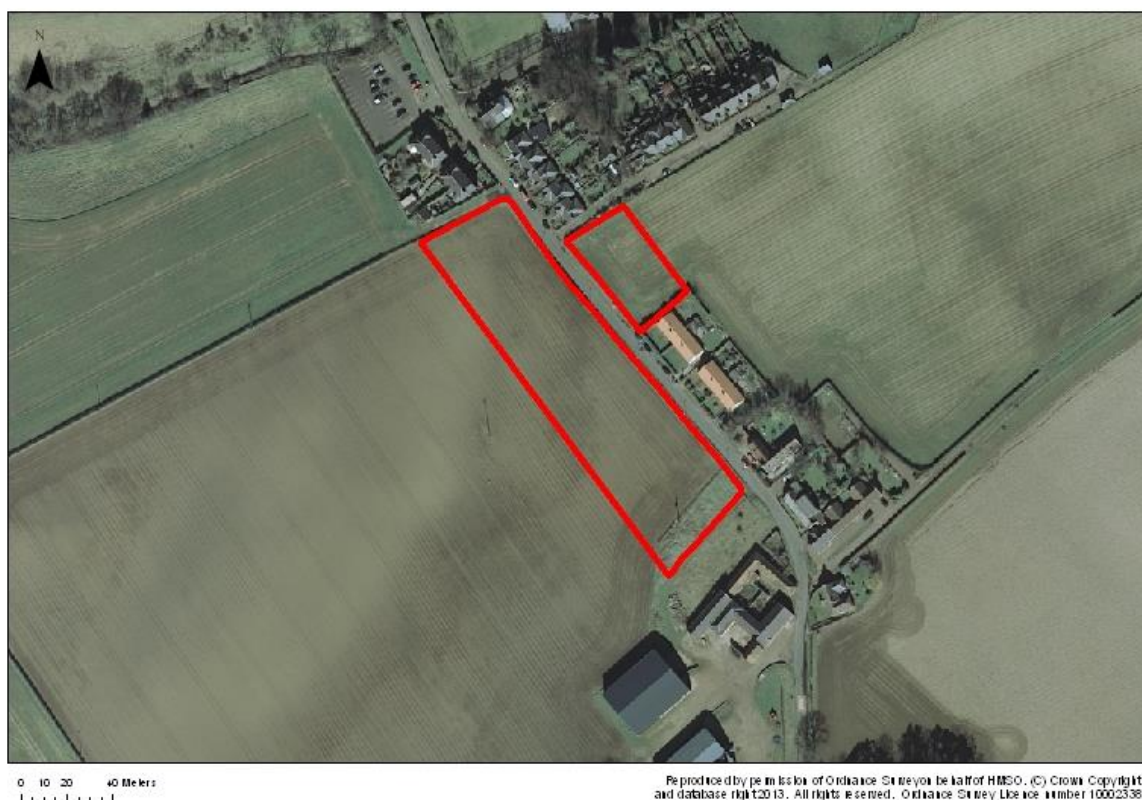


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has fairly poor access to facilities, services, and employment opportunities by active travel or public transport.	+/0
Human Health	There is no known contamination within the site. The core path network is adjacent to the site, leading to Saltoun Forest, but there is no other public open space in the immediate area.	0
Soil	The development of the site would result in some loss of class 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface water or coastal flooding on SEPA's flood map. The site is not within a Potentially Vulnerable Area. Due to a watercourse flowing through the site, a flood risk assessment may potentially be required. SEPA advises that the site is likely to be constrained due to flood risk.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with limited access to local facilities, active travel routes and public transport so the development would lead to increased use of the private car.	0
Climatic Factors	West Saltoun is in a countryside location with poor accessibility and access to facilities and services. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality, unless	0/-

	development was limited to re-development of existing buildings.	
Cultural Heritage	There are C listed buildings within the submitted site boundary, and the Saltoun Hall inventory garden and designed landscape is adjacent. There are potential setting issues, depending on the design of any development. There is considered to be low to moderate potential for unknown archaeological remains.	o/?
Landscape	The site is in a rural location in an area classed as Lowland River Valleys (South) in the Lothians Landscape Character Assessment. The site does not relate to any existing settlement though would be focused on an existing farm complex. It would not represent a logical settlement expansion. Dependent on the scale and nature of any development, it may appear as isolated and sporadic development in the countryside.	-/?

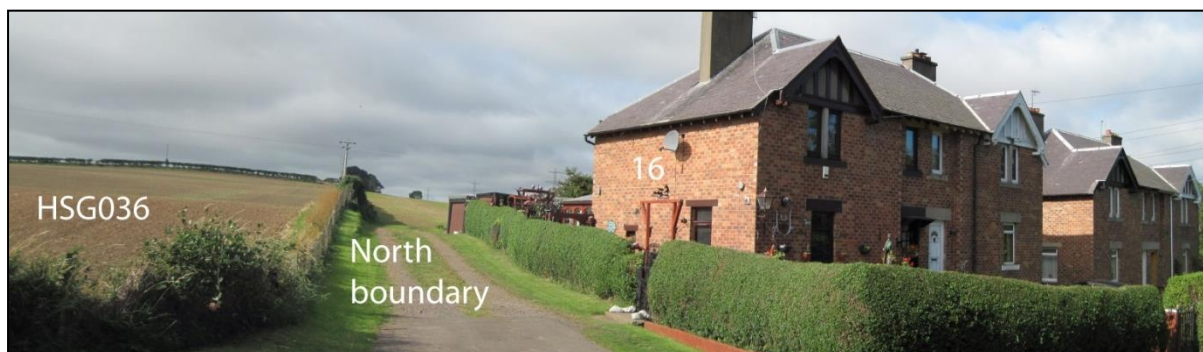
SITE INFORMATION	
Topic	Comments
Site Name	Glenkinchie
Site Ref	PM/TT/HSG036: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	PPCA (agents) for Hopetoun Estate
Site Size (ha)	0.9ha
Current Use	Arable agriculture
Proposed Use	Housing
Summary Description	'Infill' development sites in the small settlement of Glenkinchie.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The eastern part of the site is within the existing settlement boundary of Glenkinchie; the western part is outwith but well related to the settlement.	Yellow
Accessibility	The site is within 400m of bus stops at Glenkinchie Distillery, with a limited service to Tranent, Haddington, and Gifford. This is unlikely to be viable for commuting. There is no rail station within 800m and there are no facilities or services within 1600m other than Glenkinchie Distillery.	Yellow
Exposure	The site has limited shelter from northerly winds due to the presence of trees and some buildings to the north. The settlement is also within a shallow valley, which may also afford some shelter.	Yellow
Aspect	The site faces north-west.	Red
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	Yellow
Fit with local/strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement. Its development would not accord with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Red
Physical infrastructure capacity	Suitable access is achievable and there would be no major impacts on the road network, however public transport connectivity is limited. The site is served by Rosebery Water Treatment Works. There is no adopted waste water treatment facility in the vicinity. Rosebery WTW has available capacity.	Yellow

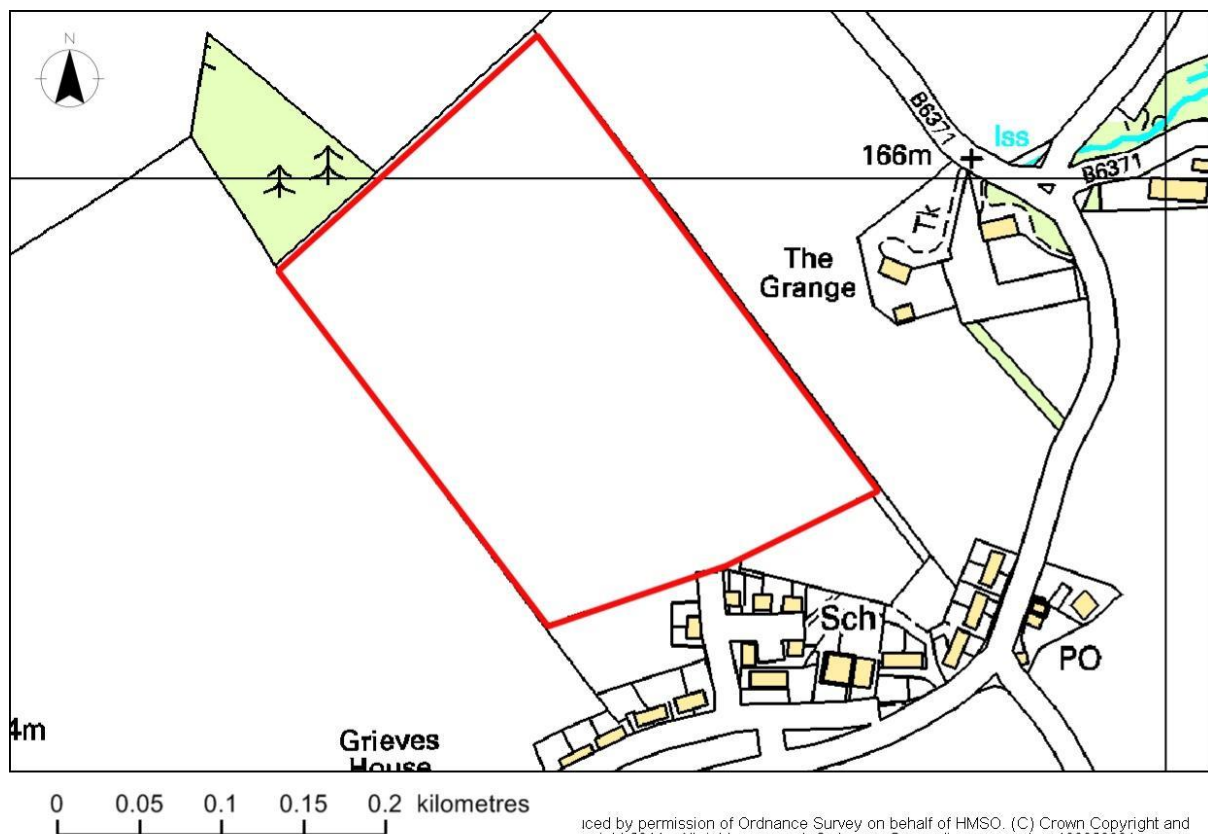
Service infrastructure capacity	The site is within the Ormiston Primary School catchment which has no capacity and is landlocked, but very limited expansion on the current site may be possible. At secondary level the site would be served by Ross High School, which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	Development on the site would be subject to infrastructure provision, including education capacity.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest..	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has fairly poor access to facilities, services, and employment opportunities by active travel or public transport.	+/-
Human Health	There is no known contamination within the site. The site has relatively poor access to the core path network or to open space, though there is a small playground in close proximity.	0
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this	-

	site.	
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment but advises that there may be co-location issues in terms of waste water disposal in relation to Glenkinchie Distillery.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with limited access to local facilities, active travel routes and public transport so development would lead to increased use of the private car.	o
Climatic Factors	Glenkinchie is in a rural location with poor accessibility and access to facilities and services. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's north-west facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is adjacent to the Glenkinchie Conservation Area and development could have impacts on the character and setting of this area, dependent on detailed design. ELCAS advises there is low to moderate potential for unknown archaeological remains.	o/?
Landscape	The site is currently arable land located either side of the single track road south of Glenkinchie Distillery. Development on the eastern side would represent logical 'infill' development in landscape terms, fairly well in keeping with the existing settlement pattern, while on the western side it would be a continuation of existing development but may represent a change in character on this stretch of road by consolidating the settlement and impacting on its overall scale. The wider landscape impacts of development would be relatively limited, as it would be read along with the existing settlement (subject to appropriate design), and the village is within a shallow valley with relatively limited long distance views from most directions.	o/?

SITE INFORMATION	
Topic	Comments
Site Name	Humbie 1
Site Ref	PM/TT/HSG061: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Savills (planning consultant) for Mr Hew Balfour (landowner)
Site Size (ha)	6.8ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A large greenfield site to the north of Humbie, accessed via Kippithill.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located to the north of Humbie. It is outwith the settlement boundary but is reasonably well related to it. Its development would represent a significant expansion of the village.	
Accessibility	The site is within 400m of the bus stop in Humbie, however there is currently no service at this stop. There is no rail station within 800m. There is a limited range of services and facilities within 1600m, including small shop and post office, primary school, and church.	
Exposure	The site benefits from little shelter from northerly winds.	
Aspect	The site is mainly north and east facing although its northern part faces south.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement. Its development would not align well with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access onto the local road network is achievable, however the site is not currently accessible by any public transport. The site is served by Rosebery Water Treatment Works and the Humbie Septic Tank. Rosebery WTW has available capacity, and Humbie septic tank has limited capacity.	

Service infrastructure capacity	The site is within the Humbie Primary School catchment which has very limited capacity and cannot expand. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	Development on the site would be subject to infrastructure constraints, including education capacity.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	o
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has poor access to facilities, services, and employment opportunities by active travel or public transport.	+/o
Human Health	There is no known contamination within the site. The core path network and open space is limited in this area, though new development may be able to contribute to improvements.	o
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is a very small pocket of surface water flooding. The site will potentially require a drainage impact assessment. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment but has pointed out that if a significant scale of development took place there may be issues with waste water treatment capacity; a private treatment option would not be supported.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with limited access to local facilities, active travel routes and public transport so the site's development would lead to increased travel by private car.	o

Climatic Factors	Humbie is in a rural location with poor accessibility and very limited access to facilities and services. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect in the north would lend itself well to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site. The listed building of Hazyhill lies to the east but development of the site is unlikely to adversely affect its setting. ELCAS advises that the site is in an area of unknown archaeological potential.	o/?
Landscape	The site is currently arable land and is situated on the northern edge of Humbie. The site is of a significant scale in relation to the existing village, and development of a large proportion of it would represent a significant impact on the character and scale of the village. Development that was restricted to a small scale and in the southern part of the site would relate reasonably well to the existing village and would be a fairly logical expansion in landscape terms.	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	Humbie - Kippithill
Site Ref	PM/TT/HSG095 (see also PM/TT/HSG061): LDP Policy DC1 Rural Diversification
Source of Site Suggestion	East Lothian Council
Site Size (ha)	1.7ha
Current Use	Arable
Proposed Use	Housing
Summary Description	A small greenfield site on the northern edge of Humbie, accessed from Kippithill.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located on the northern edge of Humbie. It is outwith the existing settlement boundary but is well related to it.	
Accessibility	The site is within 400m of the bus stop in Humbie, however there is currently no service at this stop. There is no rail station within 800m. There is a limited range of services and facilities within 1600m, including small shop and post office, primary school, and church.	
Exposure	The site does not benefit from shelter from northerly winds by virtue of topography or vegetation.	
Aspect	The site is relatively level but the eastern part slopes off eastwards.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Adjacent land uses are residential and agricultural. There is also an informal recreation area to the south-west and the primary school and playground to the south-east.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement. Its development would not align well with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access onto the local road network is achievable, however the site is not currently accessible by any public transport. The site is served by Rosebery Water Treatment Works and the Humbie Septic Tank. Rosebery WTW has available capacity, and Humbie	

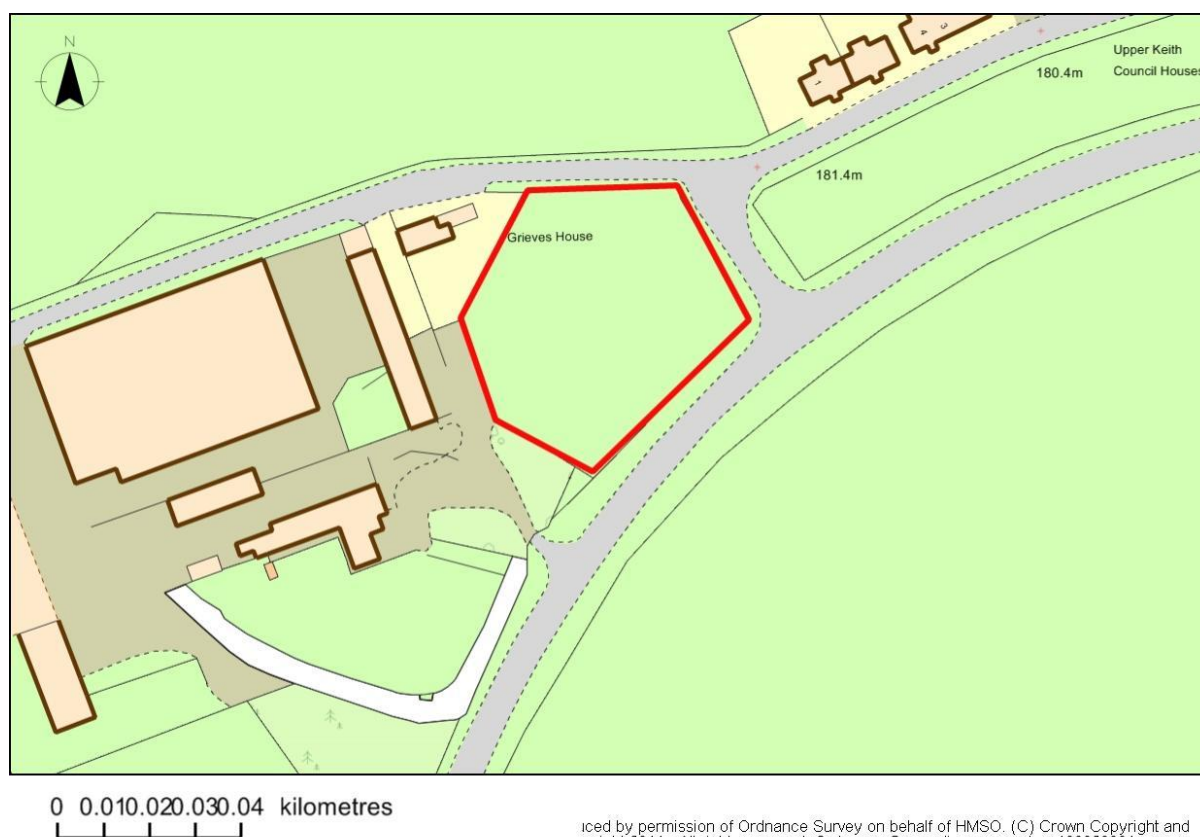
	septic tank has limited capacity.	
Service infrastructure capacity	The site is within the Humble Primary School catchment which has very limited capacity and cannot expand. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	Development on the site would be subject to infrastructure constraints, including education capacity.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has poor access to facilities, services, and employment opportunities by active travel or public transport.	+/0
Human Health	There is no known contamination within the site. The core path network and open space is limited in this area, though new development may be able to contribute to improvements.	0
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment.	0
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with limited access to local facilities, active travel routes and public transport so the site's development would lead to increased travel by private car.	0
Climatic Factors	Humble is in a rural location with poor accessibility and very limited access to facilities and services. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--

Cultural Heritage	There are no cultural heritage designations affecting the site. The listed building of Hazyhill lies to the east but development of the site is unlikely to adversely affect its setting. ELCAS considers there to be moderate potential for unknown archaeological remains in the area.	o/?
Landscape	The site is currently arable land and is situated on the northern edge of Humble. Its development would relate reasonably well to the existing village and would be a fairly logical expansion in landscape terms, subject to appropriate landscape and suitable design.	o/?

SITE INFORMATION	
Topic	Comments
Site Name	Humbie Site 2
Site Ref	PM/TT/HSG062: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	Savills (planning consultant) for Mr Hew Balfour (landowner)
Site Size (ha)	0.3ha
Current Use	Agricultural/undeveloped
Proposed Use	Housing
Summary Description	A small greenfield site located between Humbie village and Upper Keith Farm.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Humble but is reasonably well related to it.	
Accessibility	The site is within 400m of the bus stop in Humble, however there is currently no service at this stop. There is no rail station within 800m. There is a limited range of services and facilities within 1600m, including small shop and post office, primary school, and church.	
Exposure	The site benefits from little shelter from northerly winds.	
Aspect	The site faces north.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. There may be potential conflict issues due to the proximity of proposed housing to a working steading. Mitigation measures may be required.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement. Its development would not align well with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Suitable access onto the local road network is achievable, however the site is not currently accessible by any public transport. The site is served by Rosebery Water Treatment Works and the Humble Septic Tank. Rosebery WTW has available capacity, and Humble septic tank has limited capacity.	

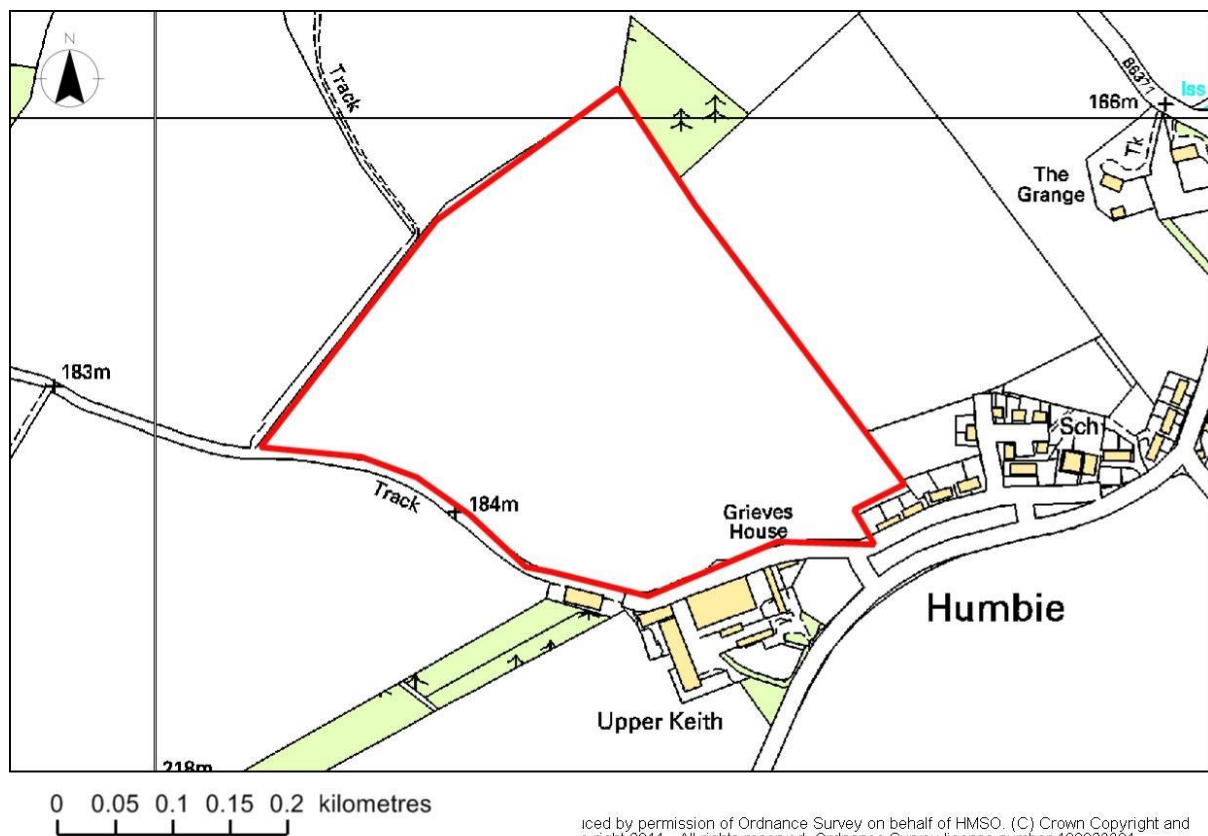
Service infrastructure capacity	The site is within the Humbie Primary School catchment which has very limited capacity and cannot expand. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	Development on the site would be subject to infrastructure constraints, including education capacity.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	o
Population	The site would provide housing, possible including an element of affordable housing to help meet local need. The site has poor access to facilities, services, and employment opportunities by active travel or public transport.	+/o
Human Health	There is no known contamination within the site. The core path network and open space is limited in this area, though new development may be able to contribute to improvements.	o
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map and the site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment but has pointed out that existing farm buildings are served by septic tanks but new development should connect to the public sewer. Existing buildings should ideally also be served by any new sewer connection.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with limited access to local facilities, active travel routes and public transport so the site's development would lead to increased travel by private car.	o
Climatic Factors	Humbie is in a rural location with poor accessibility and very limited access to facilities and services. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural	There are no cultural heritage designations affecting the site. ELCAS	o/?

Heritage	advises that the site is in an area of unknown archaeological potential.	
Landscape	The site is currently undeveloped land between the village of Humbie and the farm of Upper Keith. The site is prominent from the road and the village, with the mature sycamore trees in Upper Keith providing a natural boundary and backdrop to the site and village setting as a whole. Development would close the visual gap between the village and the farm, and disrupt their existing visual relationship. There are distant views towards the Lammermuirs but in wider landscape terms, development on the site would be of a small scale and unlikely to have significant impacts beyond the village.	o/-

SITE INFORMATION	
Topic	Comments
Site Name	Humbie Site 3
Site Ref	PM/TT/HSG063: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	Savills (planning consultant) for Mr Hew Balfour (landowner)
Site Size (ha)	13.2ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description	A large greenfield site to the north-west of Humbie.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located to the west of Humbie. It is outwith the settlement boundary but is reasonably well related to it. Its development would represent a significant expansion of the village.	
Accessibility	The site is within 400m of the bus stop in Humbie, however there is currently no service at this stop. There is no rail station within 800m. There is a limited range of services and facilities within 1600m, including small shop and post office, and primary school.	
Exposure	The topography may provide a limited degree of shelter from northerly winds but otherwise the site is exposed.	
Aspect	The site mainly faces north and east apart from the northern part, which faces south.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. Surrounding land uses are mainly agricultural and some housing at the south-eastern corner. Any amenity conflicts due to the proximity of the working farm steading to the southern boundary could be mitigated by design.	
Fit with local/ strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and outwith a main settlement. Its development would not align well with strategic and local policy objectives including meeting housing need and demand in the most sustainable locations that minimise the need to travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure	Suitable access onto the local road network is achievable, however the site is not currently accessible by any public transport. The site	

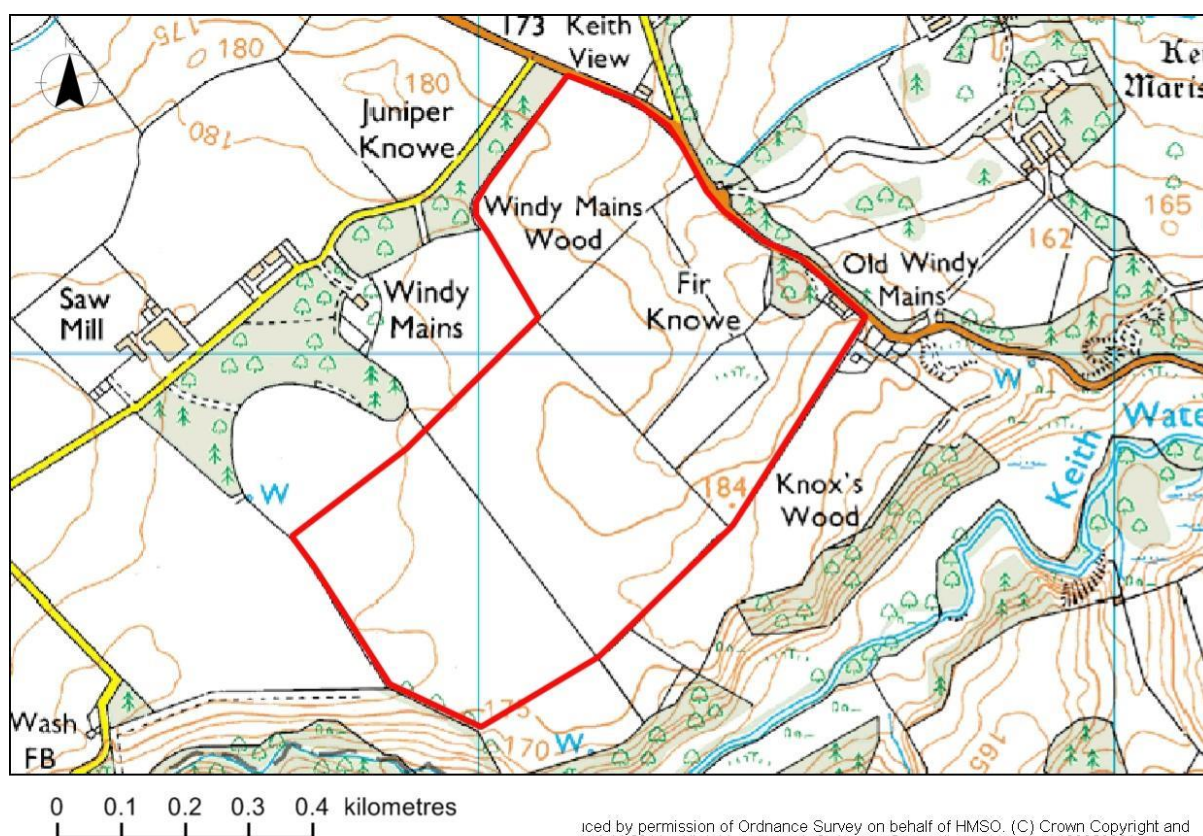
capacity	is served by Rosebery Water Treatment Works and the Humble Septic Tank. Rosebery WTW has available capacity, and Humble septic tank has limited capacity.	
Service infrastructure capacity	The site is within the Humble Primary School catchment which has very limited capacity and cannot expand. At secondary level the site would be served by Ross High School which has no capacity, but may be able to expand.	
Deliverability/ Effectiveness	Development on the site would be subject to infrastructure constraints, including education capacity.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	0
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has poor access to facilities, services, and employment opportunities by active travel or public transport.	+/0
Human Health	There is no known contamination within the site. The core path network and open space is limited in this area, though new development may be able to contribute to improvements.	0/?
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. There is a very small pocket of surface water flooding. The site will potentially require a drainage impact assessment. The site is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or potential impact on the water environment but has pointed out that if a significant scale of development took place there may be issues with waste water treatment capacity; a private treatment option would not be supported.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with limited access to local facilities, active travel routes and public transport so the site's development would lead to increased travel by private car.	0
Climatic Factors	Humble is in a rural location with poor accessibility and very limited access to facilities and services. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-

Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	There are no cultural heritage designations affecting the site. ELCAS advises that the site is in an area of unknown archaeological potential.	o/?
Landscape	The site is currently arable land and is situated on the north-western edge of Humble. The site is of a significant scale in relation to the existing village, and development of a large proportion of it would represent a significant impact on the character and scale of the village. Development that was restricted to a small scale and in the southern part of the site would relate reasonably well to the existing village and would be a more logical expansion in landscape terms.	-/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Windy Mains near Humbie
Site Ref	PM/TT/MIN001; LDP Policy DC1 Rural Diversification
Source of Site Suggestion	G J Mennie for A Hodge
Site Size (ha)	44ha
Current Use	Agricultural
Proposed Use	Mineral extraction (unspecified but presumed sand and gravel)
Summary Description	An area proposed for mineral extraction in a rural location to the north of Humbie.





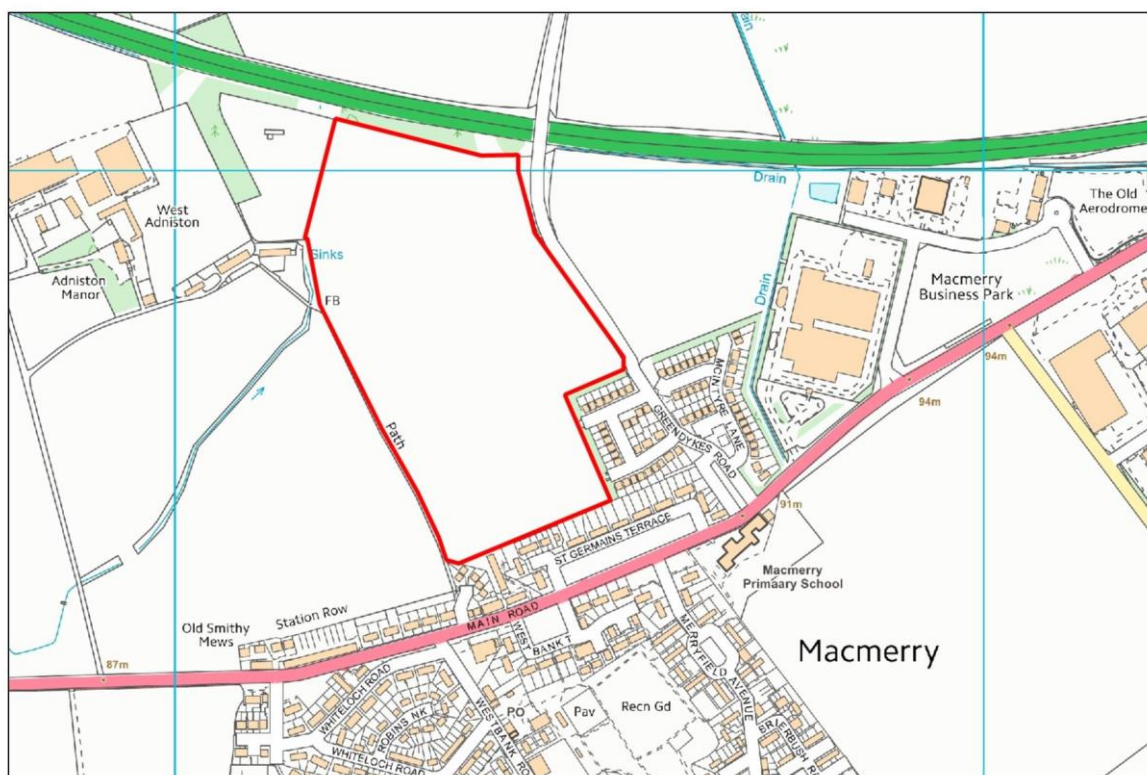
SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site's location relative to settlement boundaries is not relevant to the proposed use for mineral extraction; minerals must be worked where they are found.	N/A
Accessibility	Accessibility in terms of public transport and local facilities and services is not directly relevant to the proposed use for mineral extraction.	N/A
Exposure	Shelter from northerly winds is not relevant to the proposed use for mineral extraction.	N/A
Aspect	Aspect is not relevant to the proposed use for mineral extraction.	N/A
Suitability for Proposed Use	The site is physically suitable for the proposed use. Surrounding land uses are mainly agricultural and some housing at the North-eastern corner.	
Fit with local/strategic policy objectives and direction	SESplan recognises that an adequate and steady supply of minerals is essential to support sustainable economic growth. This site could therefore potentially contribute towards delivering that goal, dependent upon economic viability.	
Physical infrastructure capacity	Access onto the local road network would be achievable subject to visibility splay requirements.	
Service infrastructure capacity	School catchments and other service infrastructure are not relevant to the proposed use for mineral extraction.	
Deliverability/Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest.	0
Population	The site's development is not likely to have any particular benefits or adverse effects on population.	
Human Health	There is no known contamination within the site. Extraction of minerals may have the potential for localised impacts on human health at nearby properties in terms of noise and/or dust but this is uncertain.	o/?
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	SEPA advises that there are no water features within the site or on its boundaries but there is potential for dewatering or long-term pumping into a watercourse that may increase risks downstream without mitigation. It is therefore recommended the site be subject to a flood risk assessment. There is also a small amount of surface water flooding. More information on the type of extraction would be needed.	?
Air	It is possible that mineral extraction could have localised impacts on air quality though this is uncertain.	?
Climatic Factors	The proposal would not be likely to have any particular benefits or adverse effects on climatic factors.	o
Material Assets	The site is greenfield land of prime agricultural quality. However, minerals can only be extracted where they are present. If the site's use for mineral extraction were found to be acceptable in policy terms then this would represent a positive use of material assets.	?
Cultural Heritage	There is a scheduled monument (Windy Mains enclosures, index no. 5755) partially within the site boundary. Historic Environment Scotland has strong concerns about this potential allocation as it would impact on the site and setting of the scheduled monument within the site boundary. While development may be possible within the majority of the proposed allocation area, if this site is allocated, a robust design strategy would be necessary to avoid impacts on the	?/-/--

	monument and its setting in accordance with national and local policy. Additionally, any allocation must address the future management of the monument within the development area. Alternatively, the allocation boundary could be revised to exclude the monument. However, such a revision may still require mitigation to protect the setting and the physical integrity of the monument. ELCAS advises that there are significant known archaeological remains within the development area including burials and a high potential for currently unknown remains to be present. Pre-determination evaluation would be required.	
Landscape	The site is currently arable land in a rural setting, situated between Windy Mains Wood and Keith Water. The site is undulating and has panoramic views to the south and west. Windy Mains Wood provides an element of shelter and screening from views to the north. The Lammermuir Hills Area of Great Landscape Value (AGLV) is within view to the south of the site and mineral extraction on the site could impact on views from this area. The site is clearly visible from the B6371 to the east.	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	Land south of Greendykes Farm
Site Ref	MIR/TT/HSG135 (see also PM/TT/HSG053): LDP PROP TT7 (S portion) LDP Policy DC1 Rural Diversification applied to whole of remainder: LDP Policy DC8 Countryside Around Towns applied to N portion.
Source of Site Suggestion	Mr M Steven (Agent: George F White)
Site Size (ha)	15 Ha
Current Use	Agriculture
Proposed Use	Housing
Summary Description and Planning History	An area of Greenfield land currently in agricultural use located on the northeast side of Macmerry and on the south side of the A1 junction.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside but adjacent to the settlement boundary of Macmerry.	
Accessibility	The site is within 400m of a number of bus stops located along Main Street, Macmerry. It is not within 800m of a rail station. It is within 1600m of local facilities and services which includes a local primary school and shops within Macmerry.	
Exposure	The site is predominantly flat or north facing. There is a low tree belt to the north of the site which may provide some very limited screening from northerly winds.	
Aspect	The site predominantly has a north-westerly aspect.	
Suitability for Proposed Use	The proposed housing development would not conflict with surrounding land uses which includes residential and agricultural developments. Parts of the site are close to the A1 which would mean mitigation for noise issues is likely to be required.	
Fit with strategic policy objectives and direction	The site is located within East Lothian's SDA as defined by SESplan and its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region.	
Physical infrastructure capacity	A new Interchange may be required at Adniston to which a link could be provided. A footway would be required along the development frontage on the A199. Given the number of houses proposed in the area and the associated impacts on Tranent High	

	<p>Street, Dolphinstone and Bankton interchanges any additional vehicles on network as a result of housing development is likely to have a significant impact and therefore contributions should be sought accordingly to provide appropriate mitigation. The site could give rise to approximately 300 houses which would connect on to Greendykes Road to gain access to the A199. Only 300 houses can be connected from a single access so another access would be required to the A198.</p> <p>The site would be served by Castle Moffat Water Treatment Works which has some available capacity. There is no waste water treatment infrastructure within the vicinity.</p>	
Service infrastructure capacity	The site is within the catchment area of Macmerry Primary School which has limited capacity and may be able to expand on current site. The site is within the catchment area of Ross High School which has no capacity and may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

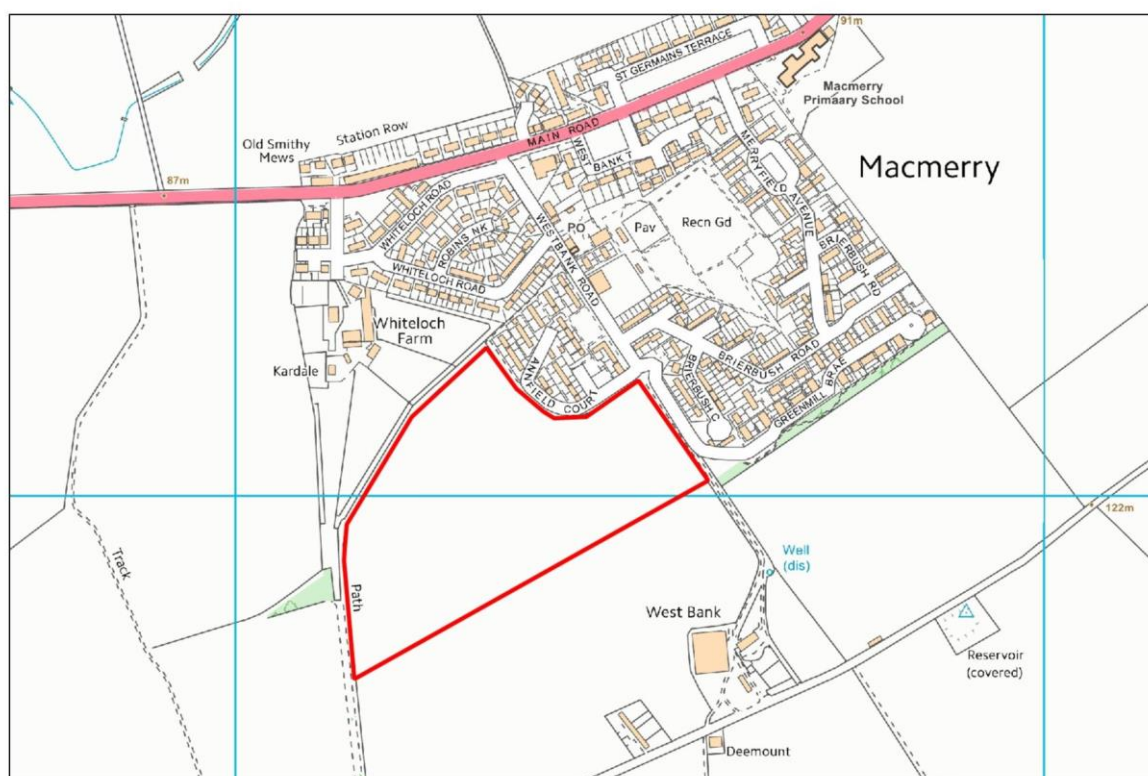
PHOTOS



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation areas. Use as housing is likely to improve the variety of habitat over the sites current arable use. Some SPA species have been observed in the tetrad, and the site is just under 3km from the SPA, therefore it is screened into HRA.	+*
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has reasonable access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	The site has good access to the core path network, which runs along the east and west of the site and to open space within Macmerry. There may be an adverse impact on air quality in Tranent High Street due to increased vehicular travel through Tranent.	-/+
Soil	The development of the site would result in some loss of Class 2 prime agricultural land. It would not result in the loss of rare or carbon rich soils.	-
Water	<p>The site is at medium risk of surface water flooding as there are pockets of surface water located in the south of the site and along the northeast boundary.</p> <p>SEPA states that a Flood Risk Assessment which assesses the risk from the small watercourse which flows along the western part of the site is required. There is the potential that there is a culverted watercourse through the site which should be investigated. PAN 69 states that "buildings must not be constructed over an existing drain (including a field drain) that is to remain active". Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.</p>	0
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced, though realistically increased car travel is likely to result. The site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	-
Climatic Factors	Macmerry and Tranent are in accessible locations in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's northwest facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--

Cultural Heritage	<p>The site is not within a conservation area or within or adjacent to a scheduled and ancient monument or listed building.</p> <p>Historic Environment Scotland makes no comment on the site.</p>	0
Landscape	<p>The site is located within the Agricultural Plain Landscape Character Area. The land is relatively flat. The site is bounded to the north by an existing tree belt and beyond that the A1 trunk road. It is bounded to the south by residential development at Macmerry and to the east and west by arable land. It is well screened from the A1, other than to the northwest of the site, where there is gap in the tree line.</p> <p>If developed the site would be seen in relation to the existing housing at Macmerry and would be seen as a northern expansion of the settlement. There will be an issue of coalescence between Macmerry and Blindwells should this site be developed.</p> <p>SNH states that the choice of sites and potential cumulative impact site selection in the Tranent, Macmerry and Blindwells area could raise a number of potentially significant natural heritage concerns, including possible adverse landscape and visual impacts of strategic importance. They advise that further assessment is required to understand the relationship of potential multiple allocations in this area against the need to maintain a high-quality landscape setting and individual settlement identity.</p>	-

SITE INFORMATION	
Topic	Comments
Site Name	Land to south of Westbank Road, Macmerry
Site Ref	MIR/TT/HSG119: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	George F White
Site Size (ha)	10 Ha
Current Use	Agriculture
Proposed Use	Housing
Summary Description and Planning History	A Greenfield site on the southwest of Macmerry currently in agricultural use. It is proposed to develop up to 200 dwellings on the site.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside but adjacent to the settlement boundary of Macmerry.	Yellow
Accessibility	The site is within 400m of bus stops located along Main Street, Macmerry. The site is not within 800m of a rail station. The site is within 1600m of local facilities and services within Macmerry.	Yellow
Exposure	The site is relatively exposed to northerly winds although may have some shelter due to existing development to the north.	Yellow
Aspect	The site has a north-westerly aspect.	Red
Suitability for Proposed Use	There would not be land use conflict issues with surrounding uses (residential and agriculture) should the site be developed for housing.	Green
Fit with strategic policy objectives and direction	The site is located within East Lothian's SDA as defined by SESplan and its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region.	Green
Physical infrastructure capacity	Given the number of houses proposed in the area and the associated impacts on the Bankton and Gladsmuir interchange any additional vehicles on network as a result of housing development is likely to have a significant impact and therefore contributions should be sought accordingly to provide appropriate mitigation. The site could give rise to approximately 200 houses which would connect on to Westbank Road to gain access to the A198. Although	Yellow

	<p>there are other routes to the A198 these are more convoluted and this development is therefore likely to put a lot more pressure on Westbank Rd in terms of vehicle flows and road safety.</p> <p>The site would be served by Castle Moffat Water Treatment Works which has available capacity. There is no waste water treatment infrastructure within the vicinity.</p>	
Service infrastructure capacity	The site is within the catchment area of Macmerry Primary School which has limited capacity and may be able to expand on the current site. The site is within the catchment area of Ross High School which has no capacity but may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

PHOTOS

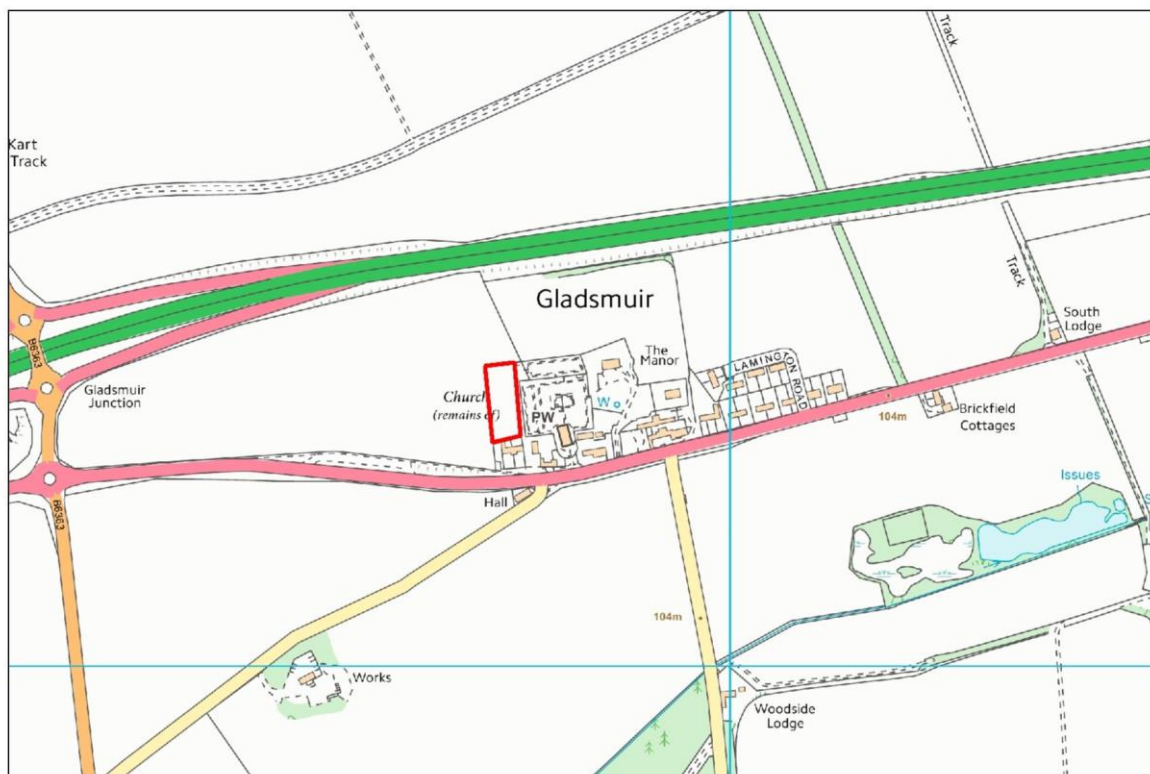


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	<p>The site is not within any areas designated for their international, national or local nature conservation importance. Use of the site for housing is likely to increase the variety of habitat over the current arable use.</p> <p>For the southern part of the site, no SPA birds have been recorded in the tetrad, but for tetrad containing the northern part of the site Lapwing and Pinkfooted Goose have been recorded. The site is just under 4km from the Firth of Forth SPA, and there is good access for recreational users to travel to the site. It is therefore screened in for</p>	+

	HRA.	
Population	The site would provide housing, including an element of affordable housing to help meet local need. Its development may make a contribution to the regeneration of Macmerry. The site has reasonable access to facilities, services, and employment opportunities by active travel or public transport.	+
Human Health	The site has good access to the core path network, which runs along the north, east and west boundaries of the site, and is close to areas of open space within Macmerry. There may be an adverse impact on air quality in Tranent High Street due to increased vehicular travel through Tranent. Part of the site on around halfway along its western boundary is identified as contaminated due to its mining history as well as having some unknown filled ground.	-/+/?
Soil	The development of the site would result in loss of Class 2 prime agricultural land. It would not result in the loss of rare or carbon rich soils.	-
Water	The west and north boundaries of the site are shown to be at medium risk of surface water flooding. SEPA states that surface water flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development could exacerbate potential air quality problems in Tranent town centre by increasing vehicular traffic.	-
Climatic Factors	Macmerry is in an accessible location in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development in the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes, as well as local facilities and services. Realistically, however, development on the site would still lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's northwest facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is not within a conservation area or within or adjacent to a scheduled and ancient monument or listed building. Historic Environment Scotland makes no comment on this site.	o
Landscape	The site is located within the Agricultural Plain landscape character area. It is existing arable land. It slopes down in a north-westerly direction and there are panoramic views to the north of the Firth of Forth coast from the southern area of the site. The site is bounded to the north and east by existing residential and built development of Macmerry and to the south and west by arable land. The north boundary of the site is formed by an existing hedgerow, tree line and wire fence, the east boundary of the site is formed by an	-

	<p>existing hedgerow, beyond which lies a gravel track. The western boundary is defined by a track. There is no defined southern boundary to the site.</p> <p>SNH state that the choice of sites and potential cumulative impact of site selection in the Tranent, Macmerry and Blindwells area could raise a number of potentially significant natural heritage concerns, including possible adverse landscape and visual impacts of strategic importance. They advise that further assessment is required to understand the relationship of potential multiple allocations in this area against the need to maintain a high-quality landscape setting and individual settlement identity.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Gladsmuir burial provision
Site Ref	MIR/TT/OTH026: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	ELC Amenity Services
Site Size (ha)	0.344 Ha
Current Use	Agriculture
Proposed Use	Burial Provision
Summary Description and Planning History	The site is an area of Greenfield land in agricultural use located on the northwest side of Gladsmuir.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located on the edge of Gladsmuir.	
Accessibility	The site is within 400m of bus stops located at Gladsmuir Farmhouse on the A199. The site is not within 800m of a rail station. The site is not within 1600m of local shops and services, there are limited services at Gladsmuir which includes a petrol station.	
Exposure	The site has some shelter from northerly winds owing to existing vegetation.	
Aspect	The site has a northerly aspect.	
Suitability for Proposed Use	The site is located next to an existing burial ground (located to the east of the site). The site would likely be compatible with this surrounding land use.	
Fit with strategic policy objectives and direction	The site is located within East Lothian's SDA as defined by SESplan and its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region.	
Physical infrastructure capacity	Visibility for traffic along this section of road is very good and therefore proposals are unlikely to have any adverse impact to existing operation. The site would be served by Castle Moffat Water Treatment Works which has some available capacity. There is no waste water treatment works within the vicinity however for the use proposed it	

	is unlikely to be required.	
Service infrastructure capacity	Questions of service infrastructure capacity are not relevant to the proposed use.	
Deliverability/ Effectiveness	The landowners willingness to sell the land is not known at this stage. The site is physically suitable for the proposed use subject to SEPA's views on potential for contamination of ground water.	

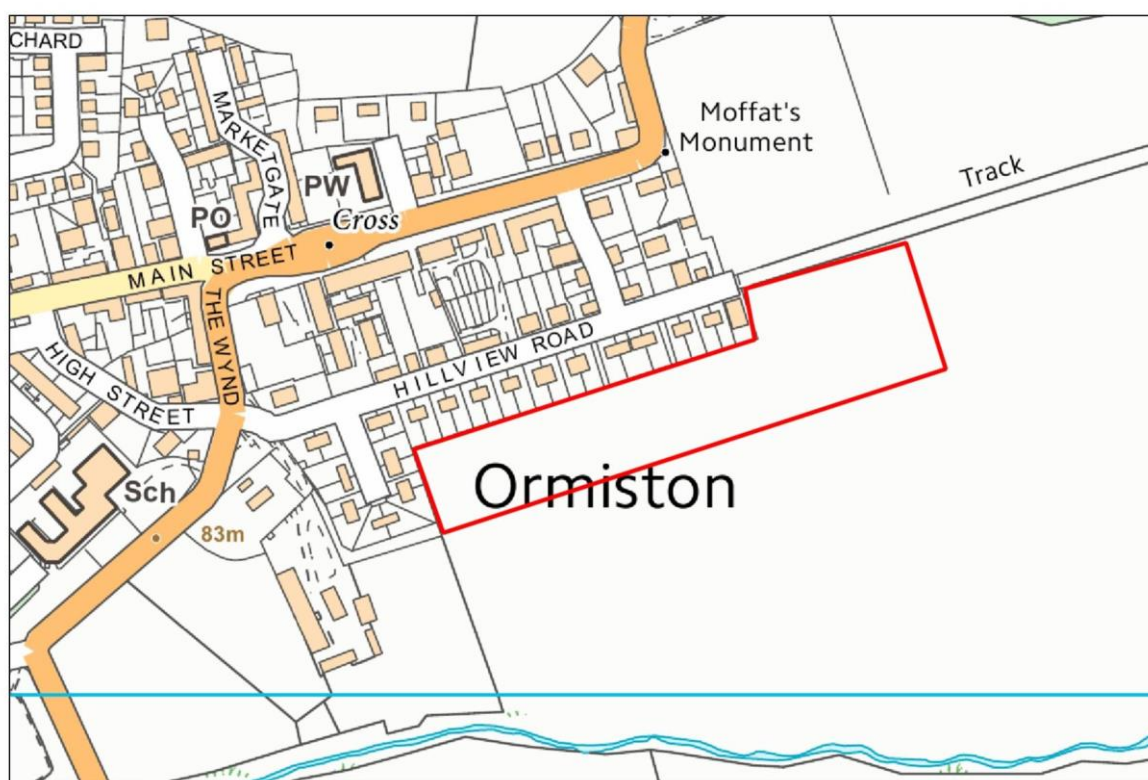
PHOTOS



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland, or priority habitat, and is likely to improve biodiversity through more varied planting and undisturbed stone as habitat for lichen. SPA species Lapwing and Pinkfooted goose have been recorded in the tetrad, so the site is screened into HRA.	+*

	SNH have not commented on this site.	
Population	Development of the site would benefit the local population in that burial in the local area would remain an option.	+
Human Health	Development of the site is likely to lead to benefits to mental health by giving a greater choice of site for those wishing to bury their loved ones, and by its relatively peaceful, scenic location could aid the grieving process. Emissions to air associated with cremation would be avoided.	+
Soil	The development of the site would not result in the loss of prime agricultural land or the loss of rare or carbon rich soils. There may be some contamination of soil from use as a burial ground.	-
Water	The site is not shown to be within or adjacent to an area at risk of flooding from any sources on SEPA's flood map. Proposals for new cemeteries or cemetery extensions will be assessed on their merits and in particular with regard to the impact of such use on the Water Environment, in accordance with SEPA Guidance on Assessing the Impacts of Cemeteries on Groundwater - Land Use Planning System: Guidance Note 32.	-
Air	The development of the site would be unconstrained by existing sources of air pollution, though this is not particularly relevant for this use. The site has good access by public transport and active travel. Provision of burial ground avoids emissions to air from cremation.	+
Climatic Factors	Burial avoids the energy use of cremation. Availability of burial land is likely to increase journeys associated with bereavement and consumption of cut flowers, with associated CO2 emissions.	?
Material Assets	The site's development would not result in an efficient use of land as it is an area of greenfield land, however it is not of prime agricultural quality or a site of rare or carbon rich soils.	--
Cultural Heritage	The site is not within a conservation area or within or adjacent to a scheduled and ancient monument. It is adjacent to the C listed Old School House and Joleen Cottage and the B listed Parish Church & graveyard and Old Parish and Walls. The Gladsmuir Old Parish Church and Walls are listed as being of special architectural and historic interest (category B). Historic Environment Scotland makes no comment on this site.	o
Landscape	The site is located in the Haddington plain landscape character area and gently slopes down in a northerly direction. The site is bounded to the north and west by arable land. It is bounded to the east by Gladsmuir Parish Church and burial grounds. The site is bounded to the south by Old School House and Joleen Cottage. The development of the site would be a natural expansion of the existing cemetery to its east.	o

SITE INFORMATION	
Topic	Comments
Site Name	Hillview Road, Ormiston
Site Ref	MIR/TT/HSG132: LDP Policy DC1 Rural Diversification and Policy DC8 Countryside Around Towns applied
Source of Site Suggestion	David Slight (Agent: Clarendon Planning & Department)
Site Size (ha)	2 Ha
Current Use	Agriculture
Proposed Use	Housing
Summary Description and Planning History	An area of Greenfield land currently in agricultural use located on the southeast side of Ormiston. It is proposed to develop some 50 units on the site.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located outside the Ormiston settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops located at Main Street. It is not within 800m of a rail station. The site is within 1600m of local services and facilities within Ormiston.	
Exposure	The site benefits from some shelter from northerly winds due to existing built up development.	
Aspect	The site generally has an eastern aspect.	
Suitability for Proposed Use	The proposed housing development would be unlikely to conflict with surrounding land uses (residential and agriculture).	
Fit with strategic policy objectives and direction	The site is located within East Lothian's SDA as defined by SESplan and its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region.	
Physical infrastructure capacity	Hillview Road would need extended to accommodate the two way movement of vehicles and to accommodate pedestrian provision. Hillview Road is traffic calmed and should have sufficient capacity for 60 houses. It is however likely to add additional vehicle trips onto Cross Loan which currently has no pedestrian facilities as people gravitate towards Tranent. Given the number of houses proposed in the area and the associated impacts on Tranent High Street, Dolphinstone and Bankton interchanges any additional	

	vehicles on network as a result of housing development is likely to have a significant impact and therefore contributions should be sought accordingly to provide appropriate mitigation; The site would be served by Rosebery Water Treatment Works which has available capacity. There is no waste water treatment infrastructure within the vicinity.	
Service infrastructure capacity	The site is within the catchment area of Ormiston Primary School which has no capacity and is landlocked but very limited expansion on current site may be possible. The site is within the catchment area of Ross High School which has no capacity and may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

PHOTOS



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation areas. Use of the site for housing is likely to increase the variety of habitat over the current agricultural use. Song Thrush, a notable species, has been recorded within 100m of the site. This species may benefit from housing development. No SPA bird species were recorded in the tetrad in which it sits. The site is around 6.5 km from the Firth of Forth SPA and is small. It is therefore screened out of the HRA.	+
Population	The site would provide housing, including an element of affordable housing to help meet local need. Its development may make a	+

	contribution to the regeneration of Ormiston, parts of which are the comparatively disadvantaged. The site has reasonable access to facilities, services, and employment opportunities by active travel or public transport.	
Human Health	The site has some access to the core path network, which is located to the east and west of the site. Traffic in through Tranent is likely to increase, with potential adverse impacts on air quality.	+/-
Soil	The development of the site would result in some loss of Class 2 prime agricultural land. It would not result in the loss of rare or carbon rich soils.	-
Water	<p>The site is not shown to be at risk of flooding however to the east and south of the site there are large areas at medium risk of river flooding.</p> <p>SEPA states that various approaches to the village of Ormiston can be quite difficult to navigate due to the River Tyne flooding and local run-off to low-lying parts of the villages. The River Tyne runs along the south side of Ormiston and the low-lying land either side of the river are flood plains that often flood when the water level rises. A Flood Risk Assessment is needed to assess the risk from the Tyne Water. Consideration should be given to culvert and bridge structures which may exacerbate flooding near the site.</p>	?
Air	Development on the site would not be affected by existing sources of air pollution. The site is in a location with moderate access to local facilities, active travel routes and public transport so the need to travel by car is reduced. Yet, the site's development would realistically result in an increase use in cars, and could exacerbate air quality issues in Tranent High Street.	-
Climatic Factors	Ormiston is not one of East Lothian's most accessible settlements in regional terms, though is in close proximity to Tranent. It has a moderate range of local facilities and services and limited public transport accessibility. Development of this site would not be focusing development in the most accessible and sustainable locations and it would lead to an increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect does not lend itself well to development that is resource efficient (i.e. solar gain) through its eastern aspect.	-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is not located within a conservation area and is not located adjacent to or within a scheduled and ancient monument. There are no listed buildings within the site. Historic Environment Scotland makes no comment on this site.	o
Landscape	The site is located within the Haddington Plain landscape character area to the southeast of Ormiston. It is arable land sloping to the south. The site is bounded by existing residential development to the west end and a large section of the northern boundary. A track forms the remaining section of the northern boundary which links to the Ormiston Railway Walk core path route 72. There are no defined boundaries to the south and east of the site.	--/-

	<p>Its development as a housing site would extend the settlement boundary of Ormiston out in to the undeveloped countryside and would impact significantly on the setting of the historic heart of Ormiston and the quality of the Main Street when viewed southbound along the B6371 and from the core path to the east.</p> <p>Limiting the development to the section of site directly south of Hillview Road would minimise adverse landscape impact and contain the development within the existing settlement pattern.</p> <p>SNH state that although relatively small in scale, this site could present locally important adverse landscape and visual impacts. We also highlight the potential impact on the setting of the old Pencaitland railway route.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Land North of Limeylands Road, Ormiston
Site Ref	MIR/TT/HSG134: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	PPCA Ltd - The Leadmills Trust
Site Size (ha)	2.5 Ha
Current Use	Rough grassland
Proposed Use	Housing
Summary Description and Planning History	An area of rough grassland located to the west of Ormiston.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement of Ormiston and is not currently well related to it, though if development comes forward at the site to the south (planning reference 14/00431/PPM) the site would be better related.	
Accessibility	The south of the site is within 400m of bus stops located at Limeylands Road. It is not within 800m of a rail station. It is within 1600m of local services and facilities within Ormiston.	
Exposure	Existing trees and vegetation provides some shelter from northerly winds.	
Aspect	The site generally has a northerly aspect.	
Suitability for Proposed Use	There would not be land use conflicts with the surrounding uses (agriculture and residential) should the site be developed for housing. There is some contamination on the site.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region.	
Physical infrastructure capacity	Limeylands Road would need extended to accommodate the two way movement of vehicles and to accommodate pedestrian provision. This road is traffic calmed and should have sufficient capacity for 60 houses. Given the number of houses proposed in the area and the associated impacts on Tranent High Street,	

	Dolphinstone and Bankton interchanges any additional vehicles on network as a result of housing development is likely to have a significant impact and therefore contributions should be sought accordingly to provide appropriate mitigation. The site would be served by Castle Moffat Water Treatment Works which has available capacity. There is no waste water treatment infrastructure within the vicinity.	
Service infrastructure capacity	The site is within the catchment area of Ormiston Primary School which has no capacity and landlocked but very limited expansion on current site may be possible. The site is within the catchment area of Ross High School which has no capacity and may be able to expand.	
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

PHOTOS



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. There are no recorded notable species on or within 100m of the site. Broadleaved trees and yew generalist and specialist and specialist network can be found across the site. The site is adjacent to a Listed Wildlife Site while the northern part of the site is within the proposed Pencaitland Railway Walk Local Biodiversity Site.	-
Population	The site would provide housing, including an element of affordable housing to help meet local need. The site has moderate access to facilities, services, and employment opportunities by active travel or public transport.	+

Human Health	The north and south of the site are shown to be at risk of contamination due to historic mining and quarrying activity. The north of the site is also shown to be affected by radon gas. The site is adjacent to the Pencaitland Railway Walk, a core path.	-/+
Soil	The site is not an area of prime agricultural land or rare and carbon rich soils.	o
Water	<p>SEPA states that 'The Great Borders Flood of 1948' (Wood, 2002) mentions "In a field in Ormiston, occupied by gardener James Dickson, the workings of the old meadow pit gave way beneath the water. A hole about forty yards long and ten yards wide was created and through this the water rushed into the old workings from the fields flooded by the overflowing Tyne and Bellyford Burn. 'It was an amazing sight to see the cataract of water rushing into the hole at the far end of this fall,' he said. Danger to the adjoining fields was feared as the water, now in the old mine workings, may have swept away the supports underneath. The waters rushed into the old Limeylands Pit..."</p> <p>A Flood Risk Assessment is required which assesses the risk from the Bellyford Burn which flows along the northern boundary of the site. Consideration will need to be given to bridge and culvert structures near to the site. Flood risk to site likely to be complicated by topography, e.g. the dismantled railway, and the site may be constrained as a result. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. The site is a greenfield site immediately adjacent to a watercourse. We would be unlikely to support any built development in this allocation due to its proximity to the watercourse. Any modifications to existing ground levels would likely result in floodplain conveyance and storage loss which could result in the increase risk of flooding elsewhere on the River Tyne. It is worth stressing that Ormiston and Pencaitland are downstream of this site.</p>	--
Air	The site is in a location with some access to local facilities, active travel routes and public transport so the need to travel by car may be reduced. However, the site's development would realistically result in an increase of vehicular traffic and this could exacerbate air quality issues at Tranent High Street.	-
Climatic Factors	The site is located near to Ormiston. Ormiston is not one of East Lothian's most accessible locations in regional terms although is in fairly close proximity to Tranent. Development of this site would not be focusing development in the most accessible and sustainable locations but Ormiston does have a reasonable range of local facilities and services. The site is also well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The southern part of the site would not particularly lend itself well to development that is resource efficient (i.e. solar gain) due to its northern aspect.	-
Material Assets	The site's development would make efficient use of land and	+

	resources, as it is an area of rough grassland that is not of prime agricultural quality though it does have value for wildlife especially in the northern part.	
Cultural Heritage	The site is not located within or adjacent to a conservation area, a scheduled or ancient monument and any listed buildings. Historic Environment Scotland has not commented on the site.	0
Landscape	<p>The site is in the Haddington Plain landscape character area and is an area of rough grassland / mineral workings located to the northwest of Ormiston, situated adjacent to a dismantled railway. The northern section of the site is identified as contaminated land. The site is bounded to the east by arable land, to the north by the Bellyford Burn, which is a listed wildlife site, core path route 72 and rough grassland of historic railway sidings, to the west by rough grassland and to the south by Limeylands Road.</p> <p>The site is remote and dislocated from the existing settlement of Ormiston. The development of the land as a housing site would extend the settlement boundary of Ormiston out in to the undeveloped countryside.</p> <p>The development of this site would have a detrimental visual and landscape impact on the local area.</p> <p>SNH states that although relatively small in scale, this site including in combination with other nearby sites could present locally important adverse landscape and visual impacts. They also highlight the potential impact on the setting of the old Pencaitland railway route.</p>	--



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The sites location relative to settlement boundaries is not particularly well related to the settlement of Ormiston in that it is only around 400m away; however minerals must be worked where they are found.	
Accessibility	Accessibility is relevant because employees will arrive at the site and may access local facilities. The site is over 400m from a bus stop, and 800m from a railway however it is within 1200m of local services.	
Exposure	Shelter from northerly winds is not relevant to the proposed use for mineral extraction.	n/a
Aspect	Aspect is not relevant to the proposed use for mineral extraction.	n/a
Suitability for Proposed Use	The site is physically suitable for the proposed use. Surrounding land uses are agricultural, areas of woodland and a sewage works.	
Fit with strategic policy objectives and direction	SESplan recognises that an adequate and steady supply of minerals is essential to support sustainable economic growth. This site could therefore potentially contribute towards delivering that goal, dependent upon economic viability.	
Physical infrastructure capacity	An important part of any mineral extraction from this site would be HGV routes to and from the site and it would be undesirable for HGV's to be routed through Ormiston and Tranent so this would be an important consideration in taking the site forward. A haul road directly to the A6093 would be a good option to avoid Ormiston and	

	Tranent. This would require crossing the Tyne. Hillview Road In Ormiston would be an unsuitable connection point.	
Service infrastructure capacity	School catchments and other service infrastructure are not relevant to the proposed use for mineral extraction.	n/a
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

PHOTOS



From west side of site on core path route 72



Wetland and woodland area in centre of site. Core path route 266.

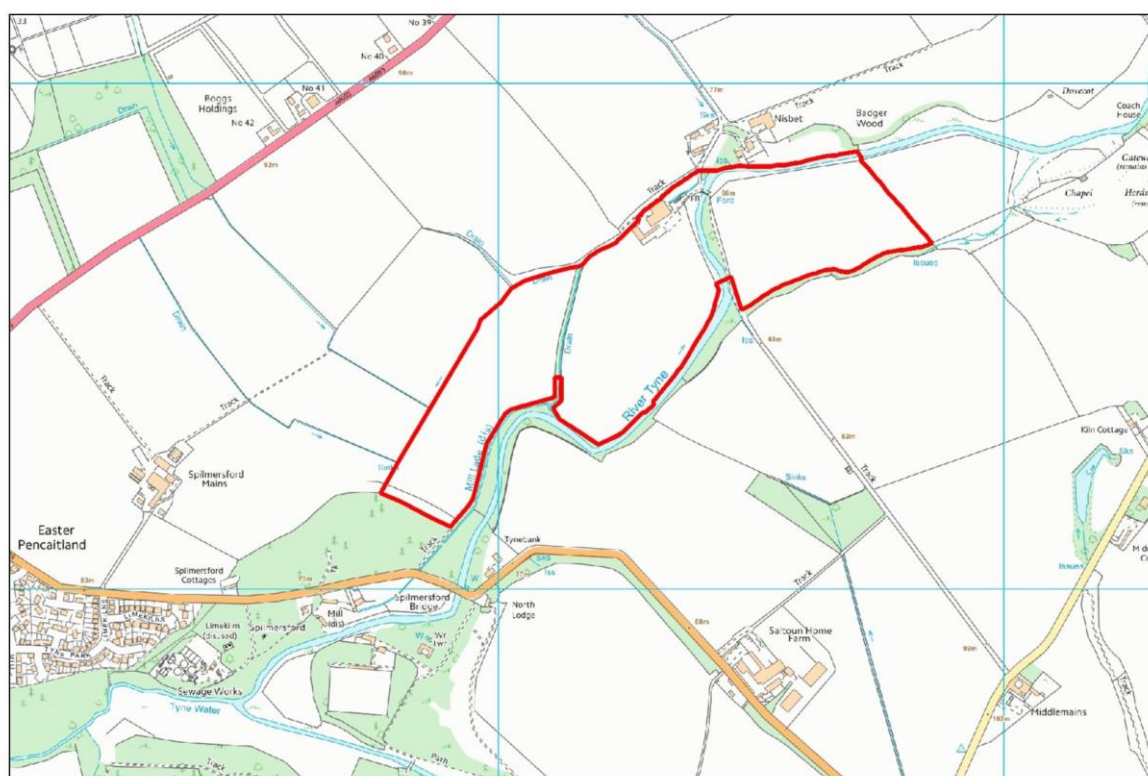
POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. Parts of the site are within the specialist and generalist range of broadleaved and yew habitat. There are no notable species recorded on or within 100m of the site. The Pencaitland Railway Walk Listed Wildlife Site runs along the north eastern boundary of the site, while part of the Proposed Pencaitland Railway Walk Local Biodiversity site is within	-

	<p>the site. No SPA species are recorded for the tetrad in which the site sites from SNH data. The Firth of Forth SPA is about 6km away, and extraction at this site is unlikely would to generate recreational use of it. The site is screened out of HRA.</p> <p>SNH states that mineral extraction presents a wide range of natural heritage issues which establish a need to better co-ordinate phased implementation and restoration objectives between developments. Including potential impacts on the riparian habitats of the Tyne Water and Puddle Burn. They advise that further assessment is required. At present, they do not have sufficient information on proposals for the site to identify specific requirements.</p>	
Population	The sites development is not likely to have any particular benefits or adverse effects on population.	o
Human Health	The site is not known to be contaminated. Extraction of minerals may have the potential for localised impacts on human health at nearby properties in terms of noise and/or dust but this is uncertain. Development would also affect the stretch of core path which runs through the site.	-
Soil	The development of the site would result in some loss of Class 2 prime agricultural land. It would not result in the loss of rare or carbon rich soils. SNH states that the potential role of this site in maintaining a landbank should include an overview of the geological or geomorphological interests within the region, as well as a range of other considerations such as potential loss of prime agricultural soil resource in this area. They advise that further assessment is required. At present, they do not have sufficient information on proposals for the site to identify specific requirements.	-
Water	<p>The water quality status of the River Tyne is moderate and the Puddle Burn status is poor. SEPA cannot see how mineral extraction could lead to them achieving good status by 2021.</p> <p>SEPA have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. We recommend, therefore, that this site is removed.</p> <p>The majority of the application site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. Based on the information shown on this map, there is a risk to the site from the Tyne Water and the Puddle Burn. The flooding here will be complicated by structures and the interaction between the two watercourses.</p> <p>Anecdotal evidence describes "Various approaches to the villages of Pencaitland and Ormiston are generally quite difficult to navigate due to the River Tyne flooding and local run-off to low-lying parts of the villages. The River Tyne runs along the south side of Ormiston and the low-lying land either side of the river are flood plains that often flood when the water level rises. In Pencaitland, most of the flood water lies in the Winton estate when the river bursts its banks".</p>	--

	The site is greenfield and relatively flat. Mineral extraction would require the modification to existing ground levels and potentially significant piles of spoil on site. Any modifications to existing ground levels would likely result in floodplain conveyance and storage loss which could result in the increase risk of flooding elsewhere on the River Tyne. It is worth stressing that Pencaitland and Haddington, which have historically been vulnerable to flooding, are downstream of this site. Should an application be submitted for mineral extraction at this site SEPA would be unlikely to support it.	
Air	It is possible that mineral extraction could have localised impacts on air quality though this is uncertain.	?
Climatic Factors	There are adverse climate impacts from extraction of sand and gravel extraction however if the aim is to keep a landbank of a certain size if it is not extracted here then it will be extracted elsewhere and so it is this policy rather than allocation of any particular site which causes this impact. Climate impacts will be reduced by extraction close to the place of use.	?
Material Assets	The site is greenfield land of prime agricultural quality. However, minerals can only be extracted where they are present. Extraction of mineral resources at this site would only be positive for material assets if there are no other sites within the same market area where extraction does not result in the loss of prime agricultural land.	?
Cultural Heritage	<p>The site is not located within or adjacent to a conservation area, ancient and scheduled monument or any listed buildings. The eastern part of the site is however located within Winton House Gardens and Designed Landscape.</p> <p>Historic Environment Scotland state that the eastern part of this proposed quarry is located within the Winton House GDL. They have concerns that this development proposal will have a direct impact on the GDL, which may have the potential to raises strong concerns for our interests. We would therefore prefer this site not to be allocated for mineral extraction in the proposed plan.</p>	--
Landscape	<p>The site lies within the Haddington Plain landscape character area and is also partly within the inventory garden and designed landscape of Winton House. It is currently arable land. The site is bounded by the Ormiston railway walk core path route 72 and listed wildlife site of the Ormiston to Gifford Railway. It is bounded by established tree belts of the Winton House designed landscape to the north and east and to the south by the River Tyne and the listed wildlife site of the River Tyne. Core path route 266 runs through the site. An established woodland belt splits the site, with a wetland area that has significant visual amenity value when using the core path network in the area.</p> <p>The site is visible from Ormiston to the west.</p> <p>The Tyne valley is an attractive, rural, peaceful area, teaming with wildlife and a popular walking route. The change to mineral extraction in this area will significantly detract from the inherent qualities of this area.</p>	--

	<p>Mineral extraction of this site will change the landscape form of this area permanently. Mineral extraction on the site will impact on the established woodland edges</p> <p>SNH states there are a wide range of natural heritage issues which establish a need to better co-ordinate phased implementation and restoration objectives between developments. These include landscape character and visual amenity; they advise that further assessment is required. At present, they do not have sufficient information on proposals for the site to identify specific requirements.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Land at Easter Pencaitland
Site Ref	MIR/TT/MIN010; LDP Policy DC1 Rural Diversification
Source of Site Suggestion	Winton Estate
Site Size (ha)	27 Ha
Current Use	Agriculture
Proposed Use	Mineral Extraction
Summary Description and Planning History	An area proposed for mineral extraction in a rural location to the east of Pencaitland currently in agricultural use.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The sites location relative to settlement boundaries is not particularly well related to the settlement of Pencaitland in that it is only around 450m away; however there is some intervening woodland; minerals must be worked where they are found.	
Accessibility	Accessibility is relevant as workers may travel by public transport or use local facilities. The site is under 400m from a bus stop which serves the 113; this bus goes to Edinburgh and the Western Hospital. It is over 800m from a railway station and 1200m to local services.	
Exposure	Shelter from northerly winds is not relevant to the proposed use for mineral extraction.	n/a
Aspect	Aspect is not relevant to the proposed use for mineral extraction.	n/a
Suitability for Proposed Use	The site is physically suitable for the proposed use. Surrounding land uses are mainly agriculture, woodland and some residential properties.	
Fit with strategic policy objectives and direction	SESplan recognises that an adequate and steady supply of minerals is essential to support sustainable economic growth. This site could therefore potentially contribute towards delivering that goal, dependent upon economic viability.	
Physical infrastructure capacity	Access to the Site could be taken from Nisbet Farm although improvements would be required at the junction to the A6093 in terms of visibility and junction standard. The road down to the farm is one way with passing places and therefore may require upgrading	

	<p>to 2 way movement or additional passing place dependant on trip generation ;</p> <p>Access could also be potentially taken to the site via the B6355 in close proximity to the Tyne Bridge. However junction improvements in terms of road standard would be required;</p> <p>An important part of any mineral extraction from this site would be HGV routes to and from the site and it would be undesirable for HGV's to be routed through Pencaitland and Tranent so this would be an important consideration in taking the site forward;</p> <p>Access onto the local road network would be required.</p> <p>The site would be served by Rosebery Water Treatment Works.</p> <p>There is no waste water treatment works within the vicinity.</p>	
Service infrastructure capacity	School catchments and other service infrastructure are not relevant to the proposed use for mineral extraction.	n/a
Deliverability/ Effectiveness	It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	

PHOTOS



Eastern third of site across Tyne



Central section of site from southwest corner

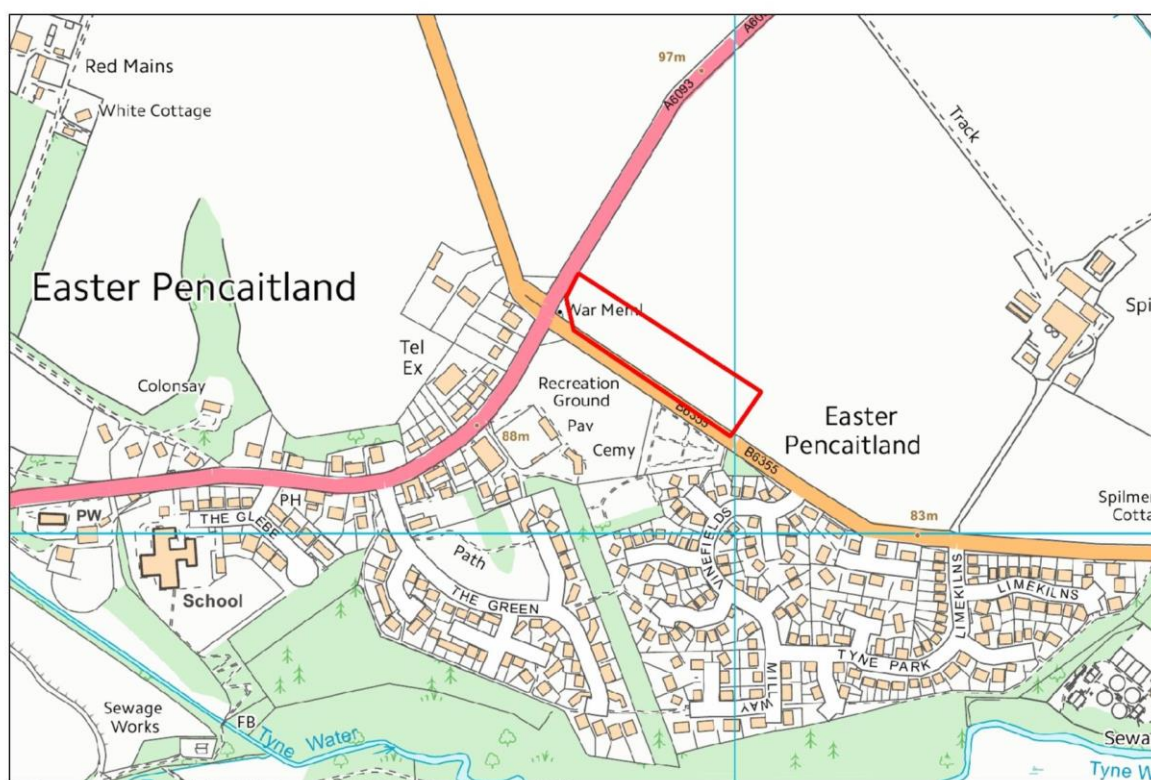


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	<p>The site is not within any areas designated for their international, national or local nature conservation. There are no SPA bird species recorded in the tetrads in which it sits, and it is around 7km from the Firth of Forth SPA. Broadleaved and yew and fen marsh swamp networks can be found across the site.</p> <p>SNH states that mineral extraction presents a wide range of natural heritage issues which establish a need to better co-ordinate phased implementation and restoration objectives between developments, including potential impacts on the riparian habitats of the Tyne.</p> <p>They advise that further assessment is required. At present, they do not have sufficient information on proposals for the site to identify specific requirements.</p>	-
Population	The site's development is not likely to have any particular benefits or adverse effects on population.	o
Human Health	The site is not known to be contaminated. Extraction of minerals may have the potential for localised impacts on human health at nearby properties in terms of noise and/or dust but this is uncertain.	?
Soil	The development of the site would result in some loss of Class 2 prime agricultural land. It would not result in the loss of rare or carbon rich soils. SNH states that the potential role of this site in maintaining a landbank should include an overview of the geological or geomorphological interests within the region, as well as a range of other considerations such as potential loss of prime agricultural soil resource in this area. They advise that further assessment is required. At present, they do not have sufficient information on proposals for the site to identify specific requirements.	-
Water	SEPA notes they have a shared duty with Scottish Ministers and	--

	<p>other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. They recommend that this site is removed from consideration.</p> <p>The majority of the application site lies within the medium likelihood (0.5% annual probability or 1 in 200 year) flood extent of the SEPA Flood Map, and may therefore be at medium to high risk of flooding. Based on the information shown on this map, there is a risk to the site from the River Tyne. In addition, there are small watercourses which flow through and adjacent to the site which are <3km² and hence not modelled using the SEPA Flood Map methodology.</p> <p>The 'Great Borders Flood of 1948' (Wood, 2002) mentions that bridges that were down or impassable included Spilmersford Bridge which is upstream of the site. The haugh land that surrounds Pencaitland is described as frequently flooding.</p> <p>The site is greenfield and relatively flat. Mineral extraction would require the modification to existing ground levels and potentially significant piles of spoil on site. Any modifications to existing ground levels would likely result in floodplain conveyance and storage loss which could result in the increase risk of flooding elsewhere on the River Tyne. Scottish Planning Policy (2014), paragraph 256: "Piecemeal reduction of the functional floodplain should be avoided given the cumulative effects of reducing storage capacity". It should be stressed that Haddington, which has historically been vulnerable to flooding, is downstream of this site. SEPA would be unlikely to support it an application for mineral extraction at this site.</p>	
Air	It is possible that mineral extraction could have localised impacts on air quality though this is uncertain.	?
Climatic Factors	There are adverse climate impacts from extraction of sand and gravel extraction however if the aim is to keep a landbank of a certain size if it is not extracted here then it will be extracted elsewhere and so it is this policy rather than allocation of any particular site which causes this impact. Climate impacts will be reduced by extraction close to the place of use.	o
Material Assets	The site is greenfield land of prime agricultural quality. However, minerals can only be extracted where they are present. Extraction of mineral resources at this site would only be positive for material assets if there are no other sites within the same market area where extraction does not result in the loss of prime agricultural land.	-
Cultural Heritage	<p>The site is not located within or adjacent to a conservation area, scheduled or ancient monument or any listed buildings. The Saltoun Hall Gardens and Designed Landscape is located to the south of the site on the south side of the River Tyne.</p> <p>Historic Environment Scotland makes no comment on the site.</p>	o
Landscape	The site is in the Haddington Plain landscape character area and is	--

	<p>currently arable land that forms the valley of the River Tyne. The site is divided into three sections by both the River Tyne and a drain/mill lade to Nisbet Farm. The Core Path routes 119 and 337 follow the River Tyne through the site linking Haddington to Pencaitland. The southern boundary is defined by the riparian zone of the River Tyne.</p> <p>The Tyne valley is an attractive, rural, peaceful area, teaming with wildlife and a popular walking route. The change to mineral extraction in this area will significantly detract from the rural, peaceful nature of this area.</p> <p>There is visibility of the site from the surrounding road network to the north and south, however this visibility is intermittently reduced by the roadside hedges and trees and the landform to the north and trees along the river. Mineral extraction of this site will change the landscape form of this area permanently. Mineral extraction on the site will impact on the established woodland edges.</p> <p>SNH states there are a wide range of natural heritage issues which establish a need to better co-ordinate phased implementation and restoration objectives between developments. These include landscape character and visual amenity; they advise that further assessment is required. At present, they do not have sufficient information on proposals for the site to identify specific requirements.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Pencaitland burial provision
Site Ref	MIR/TT/OTH027; LDP Policy DC1 Rural Diversification
Source of Site Suggestion	ELC Amenity Services
Site Size (ha)	1.1 Ha
Current Use	Agriculture
Proposed Use	Burial provision
Summary Description and Planning History	An area of Greenfield land currently in agricultural use on the north of Easter Pencaitland.



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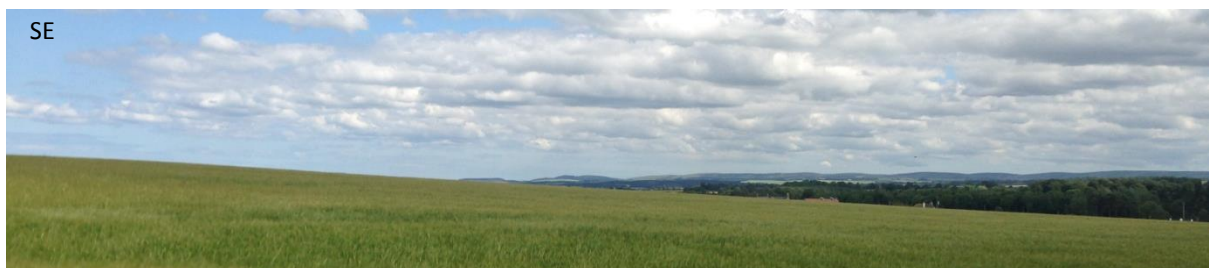
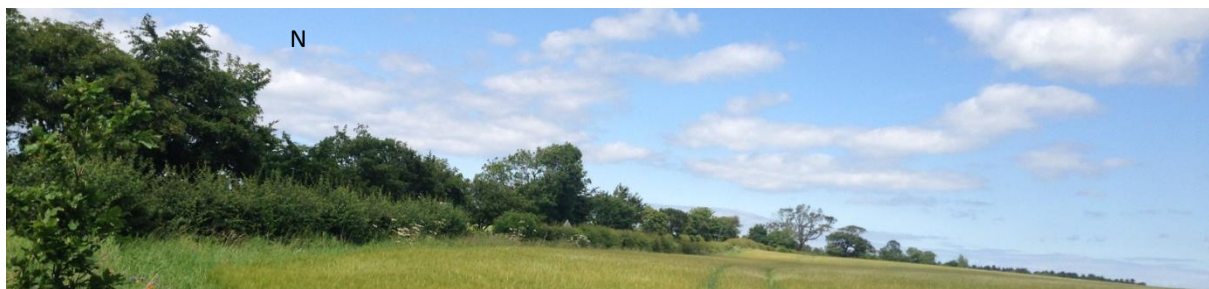


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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside but well related to the Easter Pencaitland settlement boundary.	
Accessibility	The site is within 400m of bus stops located at the A6093 and B6355. The site is not within 800m of a rail station. The site is within 1600m of local services and facilities in Easter Pencaitland.	
Exposure	The site is relatively exposed and has little shelter from northerly winds as there is not existing built development or vegetation boundary treatments however this is not relevant for burial site use as exposure will not increase energy use.	n/a
Aspect	The site generally has a southern aspect however this is not relevant for burial site use as aspect will not affect energy use.	n/a
Suitability for Proposed Use	There would not be land use conflict issues with surrounding uses (agricultural, residential, open space) should the site be developed.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However it is adjacent to a settlement and would provide for an existing local need so would fit with other SESplan objectives such as reducing travel.	
Physical infrastructure capacity	Access to the existing cemetery is taken from the B6355 and is for pedestrians only. The new cemetery is proposed to be adjacent on the eastern side of the B6355 which has no footway provision. Given	

	the lack of existing provision for vehicles visiting the site and given the nature of the B6355 parking should be made available on the eastern side of the B6355 in the form of a lay-by with footway provision. The site would be served by Rosebery Water Treatment Works which has available capacity. There is no waste water treatment works within the vicinity however this is unlikely to be required for the proposed use.	
Service infrastructure capacity	Questions of service infrastructure capacity are not relevant to the proposed use.	n/a
Deliverability/ Effectiveness	The landowners willingness to sell the land is not known at this stage. The site is physically suitable for the proposed use subject to SEPA's views on potential for contamination of ground water.	

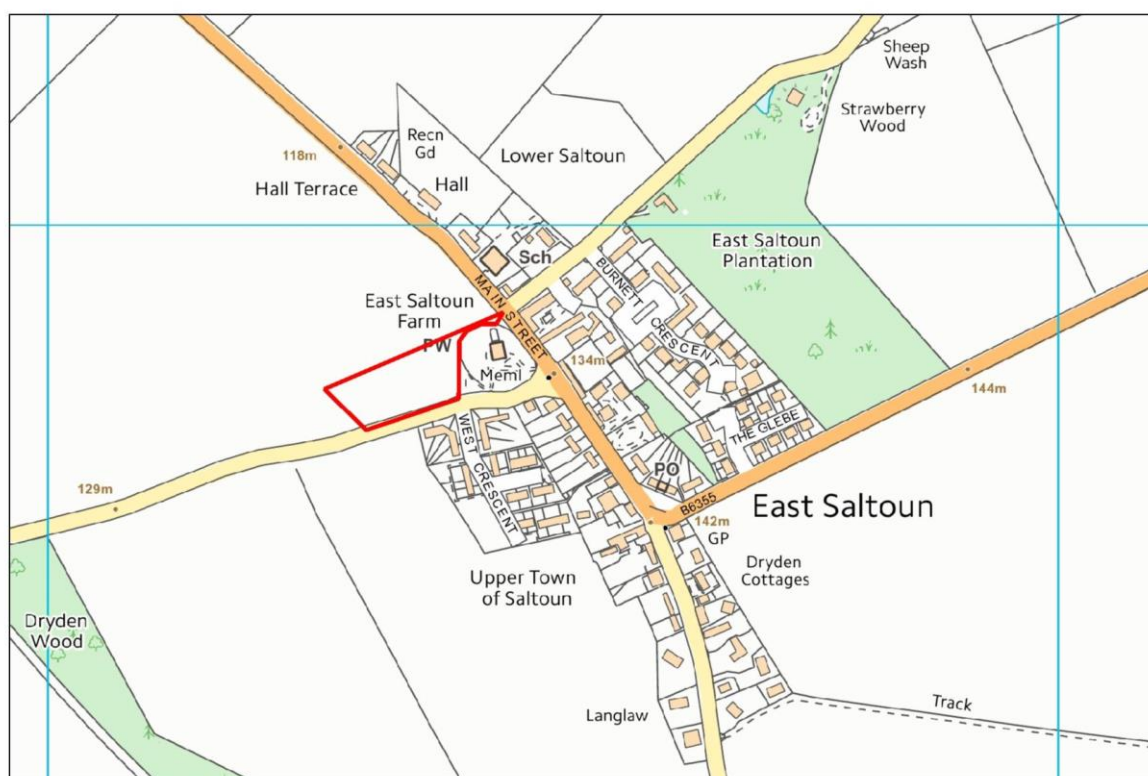
PHOTOS



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	<p>The site is not within any areas designated for their international, national or local nature conservation. There were no SPA bird species recorded within the tetrad in which it sits, and it is some 7km from the Firth of Forth SPA. There is no pathway for an effect on Firth of Forth or any other Natura 2000 site and it is therefore screened out of HRA. In the western and southern parts of the site Broadleaved and yew can be found. Use as a cemetery is likely to provide more varied habitat than the current agricultural use.</p> <p>SNH have not commented on this site.</p>	+
Population	Development of the site would benefit the local population in that burial at Pencaitland would remain an option.	+
Human Health	Development of the site is likely to lead to benefits to mental health by allowing people who wish to do so to bury their loved ones in a site in Pencaitland, and by its scenic location could aid the grieving process. Emissions to air associated with cremation would be avoided.	+
Soil	The development of the site would result in some loss of Class 2 prime agricultural land (in the south-easternmost corner). It would not result in the loss of rare or carbon rich soils. There may be some contamination of soil from use as a burial ground.	-
Water	The site is not shown to be at risk of surface or river flooding on SEPA's flood maps. Proposals for new cemeteries or cemetery extensions will be assessed on their merits and in particular with regard to the impact of such use on the Water Environment, in accordance with SEPA Guidance on Assessing the Impacts of Cemeteries on Groundwater - Land Use Planning System: Guidance Note 32.	0
Air	The development of the site would be unconstrained by existing sources of air pollution, though this is not particularly relevant for this use. The site has good access by public transport and active travel. Provision of burial ground avoids emissions to air from cremation.	+
Climatic Factors	Burial avoids the energy use of cremation. Availability of burial land is likely to increase journeys associated with bereavement and consumption of cut flowers, with associated CO2 emissions.	?
Material Assets	The development of the site would not make an efficient use of land, being Greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is located within Pencaitland conservation area and is adjacent to C Listed Pencaitland War Memorial. Use as a cemetery is likely to accord with this though. It is not located within or adjacent to any scheduled or ancient monuments.	0
Landscape	The site is located in the Haddington Plain landscape character area and within the Pencaitland Conservation Area. It is currently arable land. The site is located on the north-eastern side of Easter Pencaitland and gently slopes down in a southerly direction. It is bounded by the A6093 to the northwest and the B6355 to the southwest. It has no defined boundaries to the northeast or	-

	<p>southeast and has an open aspect. It is visible from the surrounding road network, although there are elements of screening from roadside hedges. There are open views across the site to the Lammermuirs to the south and along the Tyne river valley to the east.</p> <p>The site is dislocated from the existing settlement of Pencaitland. The development of the land as a cemetery would extend the settlement boundary of Pencaitland beyond the existing enclosing road network out in to the undeveloped countryside.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	East Saltoun burial provision
Site Ref	MIR/TT/OTH025: LDP Policy DC1 Rural Diversification
Source of Site Suggestion	ELC Amenity Services
Site Size (ha)	0.7 Ha
Current Use	Agriculture
Proposed Use	Burial Provision
Summary Description and Planning History	A Greenfield site currently in agricultural use located on the northwest side of East Saltoun.



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- Access would be taken from the existing cemetery. There would be no intensification of use and therefore no additional parking or access arrangements would be required.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the East Saltoun settlement boundary but is well related to it.	
Accessibility	The site is within 400m of bus stops located on Main Street, East Saltoun. The site is not within 800m of a rail station. The site is within 1600m of local facilities and services in East Saltoun.	
Exposure	The site has little shelter from northerly winds however this is not relevant for burial site use as exposure will not increase energy use.	n/a
Aspect	The site has a northerly aspect however this is not relevant for burial site use as aspect will not affect energy use.	n/a
Suitability for Proposed Use	Land use conflicts would not arise from the development of the site for burial ground with the surrounding agricultural, housing land and burial ground.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would therefore not align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However it is adjacent to a settlement and would provide for an existing local need so would fit with other SESplan objectives such as reducing travel.	
Physical infrastructure capacity	The site would be served by Hopes Water Treatment Works which has available capacity. There is no waste water treatment infrastructure within the vicinity, however the use is unlikely to require waste water treatment.	

	Access would be taken from the existing cemetery. There would be no intensification of use and therefore no additional parking or access arrangements would be required.	
Service infrastructure capacity	Service infrastructure capacity is not relevant to the proposed use.	n/a
Deliverability/ Effectiveness	The landowners willingness to sell the land is not known at this stage. The site is physically suitable for the proposed use subject to SEPA's views on potential for contamination of ground water.	

PHOTOS

Panorama



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POTENTIAL IMPACTS OF DEVELOPMENT: SEA

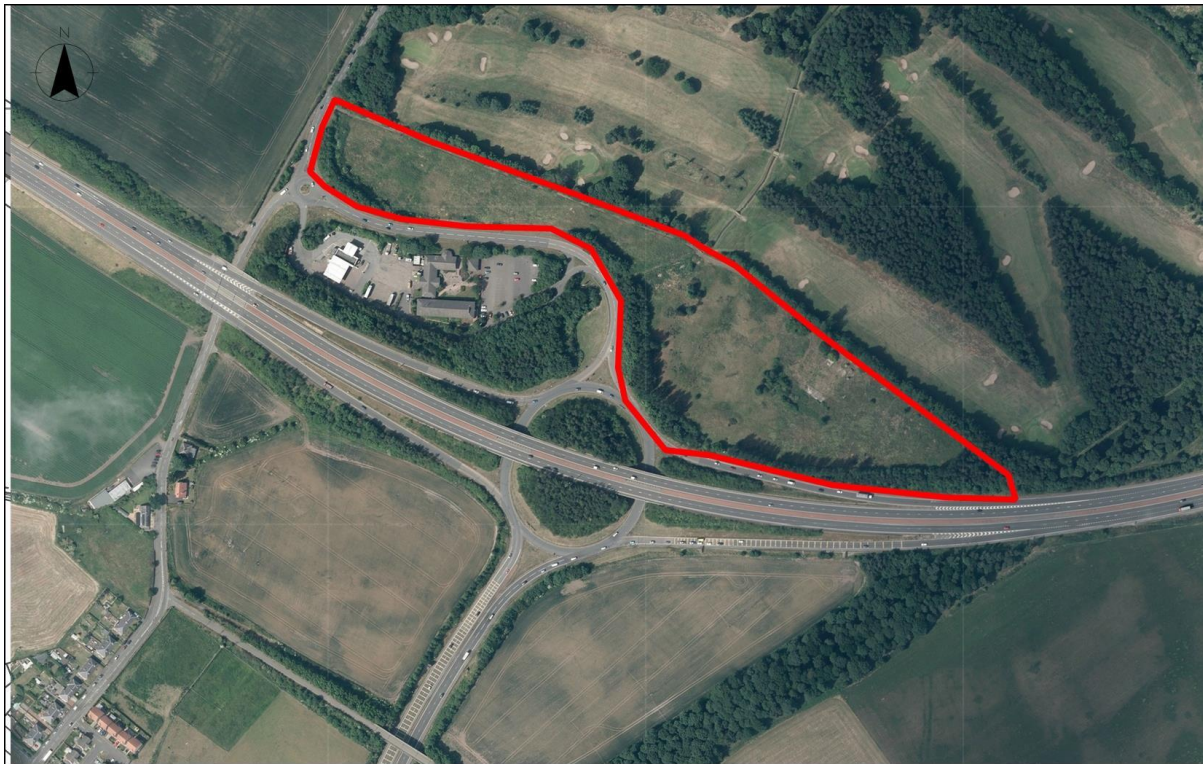
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not located within any areas designated for their international, national or local nature conservation. There are no records of SPA bird species in the tetrad in which the site sits and it is 9km from the Firth of Forth SPA. There is no pathway for it to	+*

	affect this or any other Natura 2000 site and it is therefore screened out of HRA. Use as a cemetery is likely to provide more varied habitat than the current agricultural use.	
Population	Development of the site would benefit the local population in that burial at East Saltoun would remain an option.	+
Human Health	Development of the site is likely to lead to benefits to mental health by allowing people who wish to do so to bury their loved ones in a site in East Saltoun, and by its peaceful, scenic location could aid the grieving process. Emissions to air associated with cremation would be avoided.	+
Soil	The development of the site would result in the loss of prime agricultural land, although a small area. There are no rare or carbon rich soils on site.	-
Water	The site is not shown as being at risk of river or surface flooding. Proposals for new cemeteries or cemetery extensions will be assessed on their merits and in particular with regard to the impact of such use on the Water Environment, in accordance with SEPA Guidance on Assessing the Impacts of Cemeteries on Groundwater - Land Use Planning System: Guidance Note 32	0
Air	The development of the site would be unconstrained by existing sources of air pollution, though this is not particularly relevant for this use. The site has good access by public transport and active travel. Provision of burial ground avoids emissions to air from cremation.	+
Climatic Factors	Burial avoids the energy use of cremation. Availability of burial land is likely to increase journeys associated with bereavement and consumption of cut flowers, with associated CO2 emissions.	?
Material Assets	The development of the site would not make efficient resource of the land as it is a Greenfield site of prime agricultural quality.	--
Cultural Heritage	The site is located within East Saltoun conservation area. It is within close proximity to the A listed Church graveyard and walls at East Saltoun and any potential impacts must be assessed. It is not within or adjacent to any scheduled or ancient monuments.	?
Landscape	The site is located in the Haddington Plain landscape character area, on the northwest side of East Saltoun adjacent to the Saltoun Parish Church in the East Saltoun Conservation Area. It is a small component of a larger arable field with mature trees forming the western boundary. The field slopes down in a northern direction and is visible upon approach to East Saltoun from the north (B6355/Main Street). A stone wall forms the eastern boundary between the site and Saltoun Parish Church and existing burial grounds. This site forms a natural extension to the existing burial ground.	0

SITE INFORMATION	
Topic	Comments
Site Name	Land at Old Craighall Junction Musselburgh
Site Ref	PM/MH/BUS003: PROP MH4 Land at Old Craighall Junction
Source of Site Suggestion	Previous planning consent.
Site Size (ha)	5ha
Current Use	Agricultural
Proposed Use	Business
Summary Description	A greenfield site located immediately adjacent to Old Craighall junction, where the A720 Edinburgh City Bypass meets the A1. The site is to the north of Old Craighall Junction.



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0 0.05 0.1 0.15 0.2 kilometres

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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is not within an existing settlement boundary. It is to the northeast of Old Craighall but separated from it by the A1. It does not relate particularly well to the existing settlement. The site is already allocated for built development (employment use) in the current Local Plan.	
Accessibility	Old Craighall is in close proximity to Musselburgh, whose overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks highest among other settlements in East Lothian. The site itself is within 400m of bus stops on Old Craighall Road with a modest level of service between Musselburgh, ERI, Dalkeith, Tranent and Port Seton. It is not within 800m of a rail station although Musselburgh station is within walkable distance (around 1700m). There are no facilities within Old Craighall but there is a local shop within 1600m. Musselburgh town centre is around 2.5km away, with a wide range of facilities and services. Importantly for a proposed business use, the site is very close to the trunk road network. Potential for site to provide active travel link from East Lothian to Edinburgh along its north boundary.	
Exposure	The site has some shelter from northerly winds from the trees to the north.	
Aspect	The site faces north-east.	
Suitability for	The site is physically suitable for the proposed use. There may be	

Proposed Use	noise impacts which arise from the proximity of the A1 to the south of the site. Mitigation measures may be required. However as the proposed use is business rather than residential concerns over amenity are not raised.	
Fit with local/ strategic policy objectives and direction	Although within the South East Edinburgh SDA as identified within SESplan, the site is outwith a main settlement that provides a wide range of facilities and services. It is, however, in close proximity to Musselburgh. Its development would therefore align quite well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	Access to the site can physically be achieved. There are traffic capacity constraints within Musselburgh and the surrounding road network (including Old Craighall Junction) and further consideration is required to establish how these might be mitigated. The site is served by Glencorse Water Treatment Works and Seafeld Waste Water Treatment Works, which both have available capacity.	
Service infrastructure capacity	School catchments and other service infrastructure are not relevant to the proposed use for business.	
Deliverability/ Effectiveness	Most of the site is within the Coal Mining Development High Risk Area and a Coal Mining Risk Assessment is therefore likely to be required. It is not known whether ground conditions would pose any constraints to development. It has not yet been established whether there is sufficient infrastructure capacity to serve the development and what the timescales would be for achieving this.	





POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. It is, however, around 2.2 km from the Firth of Forth SPA/Ramsar site. There are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage. Development of the site may present opportunities to improve habitat connectivity. There are no protected trees on or near the site.	o/?*
Population	The site's development would widen employment opportunities for the local population. It is reasonably accessible by active travel or public transport. Could provide active travel route to link East Lothian to Edinburgh.	+
Human Health	There is no known contamination within the site. It has access to existing open space within village. Access to the core path network is poor although a footpath runs by the roadside into Musselburgh and there are other roads/tracks nearby that could be used for recreation.	o
Soil	The development of the site would result in some loss of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	Parts of the site are at risk of flooding from the Cairny Burn, which flows through the site. SEPA maintains a level only gauging station upstream of the site. SEPA requires a FRA to assess the flood risk from the burn as well as drains that flow along the northern boundary. Consideration should be given to upstream/ downstream culverts which may exacerbate flood risk. A buffer strip would be required around the burn. Assessment of impacts of coal mine grouting on the water environment must be assessed.	?
Air	Development on the site would not be affected by existing sources	o/-

	of air pollution. The site is reasonably accessible by active travel and public transport, however it is likely that its development would increase travel by private car.	
Climatic Factors	The site is in close proximity to Musselburgh, which is in a highly accessible location in regional terms and closer to major centres of employment than most other East Lothian settlements, and therefore development of this site would be focusing development towards the most accessible and sustainable locations. The site is well positioned to access public transport, active travel routes and some local facilities and services. Realistically, however, its development for employment adjacent to the A1 and A720 would be likely to increase travel by car, with resultant greenhouse gas emissions. However, there may also be some reduction in the distance travelled for some workers if they are currently commuting out of East Lothian. The site's north-east facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	o/-
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	--
Cultural Heritage	The site is partially within the designated Pinkie battlefield and a Scheduled Monument is on the other side of the A1. However, the site is not considered to contribute strongly towards understanding of the battlefield landscape and there is considered to be low potential for unknown archaeological remains.	o/?
Landscape	The site is visually well-contained to the north, east, south and west by the presence of tree belts. The A1 is to the south and east and the B6415 road is to the west. There is a golf course to the north but separated from the site by a tree belt. The site is more open to the west where it is adjacent to Old Craighall Road. A burn crosses the south east corner of the site, flanked by trees, separating it into two agricultural fields. The site is clearly visible from the A1 to the north, where it lies below the road level. Open views across the site from here extend to Old Craighall village and the distant Pentland hills. The site is currently within the green belt. Its development would represent a change of character from open agricultural land and it would be prominent in views from the A1, however the relative visual containment of the site means it would not be seen as an intrusion into the wider landscape. It would not in itself result in settlement coalescence. If noise mitigation measures are required, they may have an impact upon the landscape and/or surrounding views from the A720 and the A1. This site could serve to provide some wider green network connectivity.	o/-/?



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