

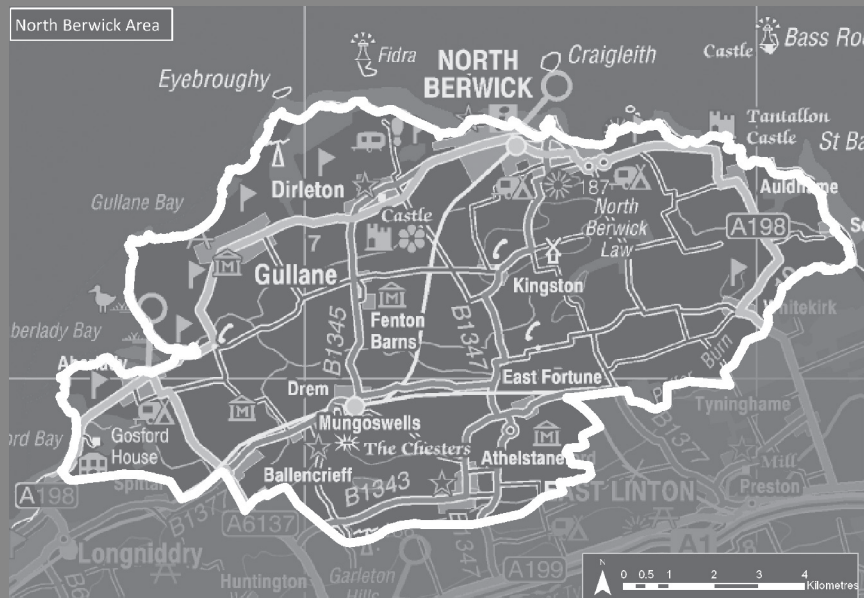
local development plan 2018

environmental

report

appendix 10

NORTH BERWICK AREA SITE & STRATEGIC ENVIRONMENTAL ASSESSMENTS



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Introduction

Background

1. Planning Authorities are required to produce a Local Development Plan (LDP). That document sets out the strategy and policies to guide where and how development of land should take place. The LDP has been produced following a process of informal consultation, formal consultation through the Main Issues Report, and finally examination of its proposed LDP following a period for representation in 2016. The LDP gives a spatial strategy for the area, including where development should and should not occur.
2. Environmental Assessment has been carried out in tandem with the LDP. The Environmental Assessment (Scotland) Act 2005 requires 'Strategic Environmental Assessment (SEA)' of LDPs. The Strategic Environmental Assessment is required to predict and evaluate the likely significant effects on the environment of implementing both the LDP approach and reasonable alternatives considered. It must describe measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects (mitigation). The LDP is to be site specific, and so the same is true of the SEA.

Purpose of this Document

3. This document provides an objective assessment of the planning merits and strategic environmental assessment of potential development sites submitted for consideration as part of the LDP process.
4. The document provides an overview of the key environmental characteristics of the North Berwick area and highlights key sensitivities of the area and environmental features that could be affected, positively or negatively, by any future development. The site assessment methodology is fully explained below, and the result of each site assessment is included in this report.
5. The intention of this work is to show the background information considered when selecting sites for inclusion in the LDP. At MIR and proposed LDP stages, it also allowed people to take an informed view on if they agree or disagree with the sites included. The document fulfils Strategic Environmental Assessment requirements by considering the potential environmental effects of all the individual sites. The cumulative impact of preferred and alternative sites is assessed through consideration of each strategy option overall as set out in the Environment Report (ER). Scottish Ministers advise that "the aim of SEA is to provide information on the environmental effects of plan options; it cannot be expected to decide which one is ultimately adopted into the plan". The site assessments therefore are intended to inform, not dictate, the choice of sites finally included in the LDP.

Introduction to the Site Assessment Process

6. In early 2012 East Lothian Council commenced public engagement on the preparation of its Local Development Plan. It did this with a series of community events as well as a 'call for sites' exercise. Members of the public, landowners, agents and any other interested parties were invited to suggest potential development sites to be considered at MIR stage. Responders filled in a 'Development Options Appraisal Form' to provide information about the potential site, its proposed land use, and any potential impacts on the environment that could arise from its development.
7. Almost 100 site submissions were received in response to the initial call for sites which concluded in March 2012; however, submissions were accepted until the final deadline of 14th April 2013. In

addition, a number of additional sites have been considered as part of the assessment including those put forward for the SESPlan Main Issues Report. The vast majority of site submissions promoted housing development, however there were a small number of site submissions for business land, mixed use development, mineral extraction and for nature conservation/open space. In addition, the Council itself put forward proposed sites for cemetery extensions, and additional potential sites for employment land in North Berwick following a Council meeting in November 2015, which have also been assessed.

8. To help inform the LDP a comprehensive assessment of all sites submitted for consideration has been carried out. All sites were assessed in the same way, using an assessment form that was designed to cover relevant planning and environmental consideration to assess how suitable a site may be for development. Importantly, key SEA questions were incorporated into the site assessment form. This means that sites being assessed for the purposes of the LDP were also subject to SEA at the same time.

How Sites were Assessed

9. A site assessment template was prepared to ensure that all sites could be assessed in a consistent way, and to allow the relative merits and drawbacks of different sites to be easily compared. The Strategic Environmental Assessment (SEA) was integrated into this assessment form. This was to allow a full assessment of the site including relevant planning and environmental matters.
10. To populate the assessment form, information on each site was gathered from a range of sources including site visits and desk based assessment. Information sources include Geographical Information Systems (GIS), information provided as part of site submissions by agents/landowners, consultation with specialist Council officers and site specific comments provided by the Consultation Authorities, including the Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH), and Historic Environment Scotland.
11. The site assessment forms comprises of three main sections, which include:
 - Site information
 - Site suitability and deliverability
 - Potential impacts of the site's development (Strategic Environmental Assessment)

Site Information

12. This section of the form contains basic site information including its address, its allocated reference number, the source of the site submission (e.g. landowner, agent, house builder etc), the site size, its current and proposed land use, a summary description of the key characteristics of the site and its planning history. A map showing the boundary of the site and an aerial photograph is also included to provide context. This is to serve as an introduction for the more detailed assessment.

Suitability and Deliverability of Site

13. This section of the form considers whether the site is suitable for its proposed use, and if it can be developed - i.e. a judgement based on the likelihood of the site being developed during the lifetime of the Local Development Plan.

14. To inform this judgement the assessment form includes factors such as the location and accessibility of the site, its physical characteristics (e.g. exposure and aspect), if it conforms to higher level plans (e.g. SESplan), whether infrastructure capacity is or can be made available to service the site, and if it is effective - i.e. if no constraints exist or if they could be overcome to enable development in the LDP period. Relevant constraints are explained in the Scottish Government's *Planning Advice Note (PAN) 2/2010: Affordable Housing and Housing Land Audits* and include ownership, physical, contamination, deficit funding, marketability, infrastructure, and land use.
15. The table below shows the range of assessment topics which feature in the suitability and deliverability section of the site assessment. Each topic has associated assessment questions, which were used to help assess the planning merits of each site. Each site was rated on the basis of a good, poor or reasonable relationship with the aim of the assessment question posed for each assessment topic.
16. To ensure consistency in the assessment, a range of possible answers to the assessment questions were set to help categorise findings. A traffic light colour coding system was then used to illustrate how each site rated under each topic – i.e. if the site has a good (green), poor (red) or reasonable (amber) relationship with the aim of the assessment question. This colour coding system allows for a clear visual comparison of the relative merits of the sites across the different assessment topics.

SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment Questions	Rating
Location	<ul style="list-style-type: none"> Is the site well related to an existing settlement? 	<p>Outside an existing settlement boundary and not well related.</p> <p>Outside an existing settlement boundary but well related.</p> <p>Within an existing settlement boundary.</p>
Accessibility	<ul style="list-style-type: none"> Is the site accessible by public transport? Are a range of facilities and services available within walking distance? (Based on thresholds in Annex B of PAN 75: <ul style="list-style-type: none"> 400m to a bus service 800m to a rail station Maximum threshold of 1600m to local facilities (Distances based on walking routes from the centre of the site). 	<p>The site does not meet any of the thresholds for accessibility listed in PAN 75.</p> <p>The site meets some of the accessibility thresholds in PAN 75.</p> <p>The site meets all the accessibility thresholds in PAN 75.</p>
Exposure	<ul style="list-style-type: none"> Does the site have shelter from northerly winds through topography or vegetation? 	<p>Little shelter from northerly winds.</p> <p>Some shelter from northerly winds.</p> <p>Good shelter from northerly winds.</p>
Aspect	<ul style="list-style-type: none"> Which direction is the site facing? 	<p>North facing.</p> <p>East or west facing.</p> <p>South-west, south or south-east facing.</p>
Suitability for Proposed Use	<ul style="list-style-type: none"> Is the site generally suitable for the proposed use? Are there any significant or potential conflicts with adjoining land uses, for example which may result in air quality or noise impacts for either existing or proposed use(s)? 	<p>The site is unsuitable for the proposed use and/or there would be major conflicts with surrounding land uses.</p> <p>The site is generally suitable for the proposed use and any potential conflicts could be mitigated against.</p>

		The site is suitable for the proposed use and there would be no potential conflicts with adjoining land uses.
Fit with strategic policy objectives and direction	<ul style="list-style-type: none"> Is the site within the strategic development area as identified in the SDP? Would the development of the site align with the strategic objective of the SDP to steer new development to the most sustainable locations? 	<p>The site is outwith the Strategic Development Area identified in the SDP <u>and</u> does not align with the strategic policy objective.</p> <p>The site is outwith the SDA, or it does not align well with the strategic policy objective.</p> <p>The site is within the Strategic Development Area identified in the Proposed SDP <u>and</u> aligns well with the strategic policy objective.</p>
Physical infrastructure capacity	<ul style="list-style-type: none"> Does sufficient physical infrastructure capacity exist/ can it be made available to accommodate the development? Including transport, clean water, waste water, etc. 	<p>Significant constraints, which are unlikely to be able to be overcome to make the site deliverable.</p> <p>Some constraints which can be overcome to make the site deliverable.</p> <p>No constraints.</p>
Service infrastructure capacity	<ul style="list-style-type: none"> Does sufficient service infrastructure capacity exist/ can it be made available to accommodate the development? Including education, health and emergency services (where known) etc. 	<p>Significant constraints, which are unlikely to be able to be overcome to make the site deliverable.</p> <p>Some constraints which can be overcome to make the site deliverable.</p> <p>No constraints.</p>
Deliverability/ Effectiveness	<ul style="list-style-type: none"> When would the site be likely to come forward? Is the site / can the site be made 'effective' – i.e. are any of the following constraints present? <ul style="list-style-type: none"> Ownership (is the owner known? Expressed interest in developing site?), Physical, Contamination, Deficit funding; Marketability, Infrastructure, Land use 	<p>Significant constraints – site is not effective.</p> <p>Moderate constraints – site can be made effective.</p> <p>Few/no constraints – site is effective.</p>

Potential Environmental Impacts of Development: Strategic Environmental Assessment (SEA)

17. The East Lothian Local Development Plan is subject to Strategic Environmental Assessment (SEA) under the Environmental Assessment Act (Scotland) 2005. For a detailed explanation of the SEA process, and the SEA assessment of the overall spatial strategy and policy approaches of the LDP, and the reasonable alternative as set out in the MIR, please refer to the 'Local Development Plan: Environment Report' which has also been published alongside the LDP.
18. The role of the SEA is also to predict (identify and describe) and to make a judgment on the significance of the environmental effects of developing sites that may be allocated by the LDP. Any potential impacts are to be identified and their significance assessed. The SEA should also outline any measures that could prevent, reduce or offset any significant harmful effects on the environment of developing a potential development site. The SEA of sites took the form of a series of assessment questions that were included in the site assessment form. These questions relate to the SEA objectives for the Local Development Plan which have been identified as follows:

SEA TOPIC

SEA OBJECTIVE

Biodiversity, Flora and Fauna	Conserve or enhance biodiversity, flora and fauna.
Population	Maintain or enhance the quality of life for East Lothian's residents.
Human Health	Maintain, or provide opportunities to improve, human health.
Water	Maintain or enhance the water environment and reduce flood risk.
Soil	Conserve or enhance soil quality, quantity and function.
Air	Maintain or enhance air quality.
Climatic Factors	Contribute to reducing GHG emissions and energy consumption or adapting to the effects of climate change.
Material Assets	Manage, maintain or promote the efficient, effective or appropriate use of material assets.
Cultural Heritage	Preserve or, where appropriate, enhance East Lothian's historic environment.
Landscape	Conserve or enhance the character and appearance of settlements and the landscape.

19. The SEA site assessment questions were used as prompts to predict the effects of developing each site on the relevant SEA objectives, and to evaluate if those effects would be significantly positive or negative. The SEA considers a range of effects including permanent, temporary, short, medium and long term, and cumulative effects – i.e. those that may arise from the combination of the development of a number of development sites. The SEA of sites also identifies where measures would be required to mitigate any negative impacts identified.
20. The Scottish Government's SEA Guidance (August 2013) states that it should not be assumed that mitigation measures would be implemented if they are only discussed in broad terms in the Environmental Report. Where the need for mitigation has been highlighted for any potential development sites this is identified in the site assessments. However, it has been assumed that mitigation measures which relate to the detail of development proposals (rather than the overall principle of development on the site) would be secured once the plan is in operation – i.e. they would be secured through the suite of policies that will be included in the LDP once approved. These policies will also be subject to SEA and this will ensure that any negative environmental impacts can be managed at planning application stage.
21. For example, if development on a site is considered acceptable in principle, but there is the potential for development to affect the setting of a listed building if not sensitively designed and laid out, the SEA assumes that at planning application stage relevant listed building and design policies in the LDP will ensure that such an effect would be avoided; otherwise the proposal would be contrary to the policies of the plan and should not be permitted.
22. The table below shows the questions that were applied to each potential development site, under each of the SEA topic areas. It includes a key to the scoring and colour coding system. The environmental effects are expressed as Very Positive (++), Positive (+), Neutral (o), Negative (-), Very Negative (--) or Uncertain (?). These questions form part of the overall planning assessment of each site and the colour coding approach used in the previous section of the form is also applied.

POTENTIAL IMPACTS OF DEVELOPMENT: SEA			
Topic	Questions	Planning Assessment	SEA score

Biodiversity , Flora and Fauna	<ol style="list-style-type: none"> 1. Is the site outwith an area designated for its: <ul style="list-style-type: none"> • International • National, or • Local nature conservation interest? 2. Is the site's development for the use proposed likely to have an adverse impact on the qualifying interest of such a site? 3. Would the proposed development provide any significant opportunity to maintain or enhance wider habitat connectivity? 4. Would the proposed development maintain or minimise the loss of protected trees or woodland important for its type, extent or landscape significance, and where relevant offer the opportunity for replacement planting and in all circumstances opportunities for an increase of such planting? 5. Does the site contain any notable species? 	<p> Likely loss or disturbance of significant wildlife habitat or species. Some loss or disturbance of wildlife habitat or species. No loss or disturbance of wildlife habitat or species. </p> <p>Note: Place a * in the box where there may be connectivity with a European site and the site should be screened in to the Habitats Regulations Assessment process at this stage.</p> <p> ++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain </p>
Population	<ol style="list-style-type: none"> 1. Would the site's development for the proposed use contribute to the regeneration of a disadvantaged area? 2. In the case of housing, would the site's development promote the provision of affordable housing within an area of particular affordable housing need? 3. Does the site have reasonable access by active travel or public transport modes to a town centre, education and community facilities, and employment? 	<p> The site's development may result in adverse impacts for the wellbeing of the existing/future local population. The site's development is unlikely to result in any benefits for the existing/future local population. The site's development would result in benefits for the existing/future local population. </p> <p> ++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain </p>
Human Health	<ol style="list-style-type: none"> 1. Is the site known to be contaminated and, if so, does the proposal provide the opportunity to mitigate this? 2. In the case of a housing proposal, is the site reasonable accessible to existing open space, sports facilities or the core path network? 3. Would the development of the site provide opportunities to contribute to active travel and recreation as part of the Central Scotland Green Network? 4. Would development of the site maintain or enhance levels of noise? 	<p> The site's development is likely to significantly adversely affect human health. The development of the site may result in some adverse effects upon human health. The site's development is not likely to have adverse impacts on human health and/or may have positive impacts. </p> <p> ++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain </p>

	5. Is it likely that the development of the site will maintain or enhance levels of emissions to avoid exacerbating any existing air quality problems?	
Soil	<ol style="list-style-type: none"> 1. Would the site's development ensure that prime quality agricultural land is not lost? 2. Would the site's development ensure that rare or carbon-rich soils are not lost? 	<p>The site's development would result in a significant loss of prime agricultural land/rare soils/carbon rich soils.</p> <p>The site's development would result in some loss of prime agricultural land/rare soils/carbon rich soils.</p> <p>The site's development would result in no loss of prime agricultural land/rare soils/carbon rich soils.</p> <p>++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain</p>
Water	<ol style="list-style-type: none"> 1. Is the site within a functional flood plain or is it at risk of flooding from other sources? 2. Would the site's development be likely to increase the risk of flooding elsewhere? 3. Would the site's development be likely to maintain or enhance the ecological status of the water environment? 	<p>The site is in a functional floodplain or at high flood risk from other sources and/or would have a significant detrimental impact on the quality of the water environment.</p> <p>The site is at some risk of flooding and/or its development may increase the risk of flooding elsewhere and/or it may have a negative impact on the water environment.</p> <p>The site is not at risk of flooding, will not lead to an increased risk of flooding elsewhere and is likely to maintain/enhance the ecological status of the water environment.</p> <p>++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain</p>
Air	<ol style="list-style-type: none"> 1. Would development of the site be unconstrained by existing sources of air pollution and would its development ensure any effects on existing sensitive receptors are within acceptable levels? 2. Does the site have, or can it be provided with good active travel and public transport accessibility such that the need to travel by car is minimised? 3. Does the site have good access to existing facilities, services and public transport? 	<p>The site's development is likely to have significant adverse impacts for air quality.</p> <p>The site's development may have some adverse impact on air quality.</p> <p>The site's development would have no adverse impact on air quality.</p> <p>++ Very Positive + Positive o Neutral - Negative -- Very Negative ? Uncertain</p>
Climatic Factors	<ol style="list-style-type: none"> 1. Would the site's development contribute to a sustainable settlement strategy? 	<p>The site would not contribute to a sustainable settlement strategy and</p> <p>++ Very Positive + Positive o Neutral</p>

	<p>2. Would the site's development help reduce the need to travel as well as the distance travelled?</p> <p>3. Does the site lend itself to development that would be energy and resource efficient?</p>	<p>would increase the need to travel.</p> <p>The site would not contribute to a sustainable settlement strategy or it would not reduce the need to travel.</p> <p>The site would contribute to a sustainable settlement strategy and/or would reduce the need to travel.</p>	<p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>
Material Assets	<p>1. Would the site's development involve the re-use of existing buildings worthy of retention, make an efficient use of land and / or prioritise the use of brownfield land over greenfield land?</p> <p>2. Would the site's development avoid the permanent sterilisation of economic mineral resources the extraction of which would otherwise be acceptable in policy terms (where known)?</p>	<p>The site's development would make inefficient use of land and resources.</p> <p>The site's development would make moderately efficient use of land and resources.</p> <p>The site's development would make efficient use of land and resources.</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>
Cultural Heritage	<p>1. Would the development of the site directly preserve and if appropriate enhance:</p> <p>a. the character or appearance of a Conservation Area?</p> <p>b. a listed building or its setting?</p> <p>c. a Scheduled Ancient Monument or its setting?</p> <p>d. a local archaeological site?</p> <p>e. a Historic Garden or Designed Landscape?</p> <p>f. a site included in the Inventory of Historic Battlefields?</p>	<p>The site's development would be likely to result in a significant loss or disturbance to historic/cultural assets.</p> <p>The site's development would be likely to result in some loss or disturbance to historic/cultural assets.</p> <p>The site's development would not be likely to result in loss or disturbance to historic/cultural assets.</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>
Landscape	<p>1. Is the site outwith a visually sensitive location or one where a built or natural landscape feature of significance might be harmed by its development?</p> <p>2. Is the site outwith a visually and / or physically sensitive landscape within or outwith the Green Belt the development of which would not lead to the coalescence of settlements?</p> <p>3. Would the site's development allow for the consolidation of the existing settlement pattern and structure of settlements?</p> <p>4. Would development of the site conserve or enhance important areas of open / green space?</p>	<p>The site's development would be likely to have significant impacts on the landscape.</p> <p>The site's development would be likely to have some impact on the landscape.</p> <p>The development of the site would not be likely to result in adverse landscape impacts.</p>	<p>++ Very Positive</p> <p>+ Positive</p> <p>o Neutral</p> <p>- Negative</p> <p>-- Very Negative</p> <p>? Uncertain</p>

North Berwick Area: Environmental Characteristics

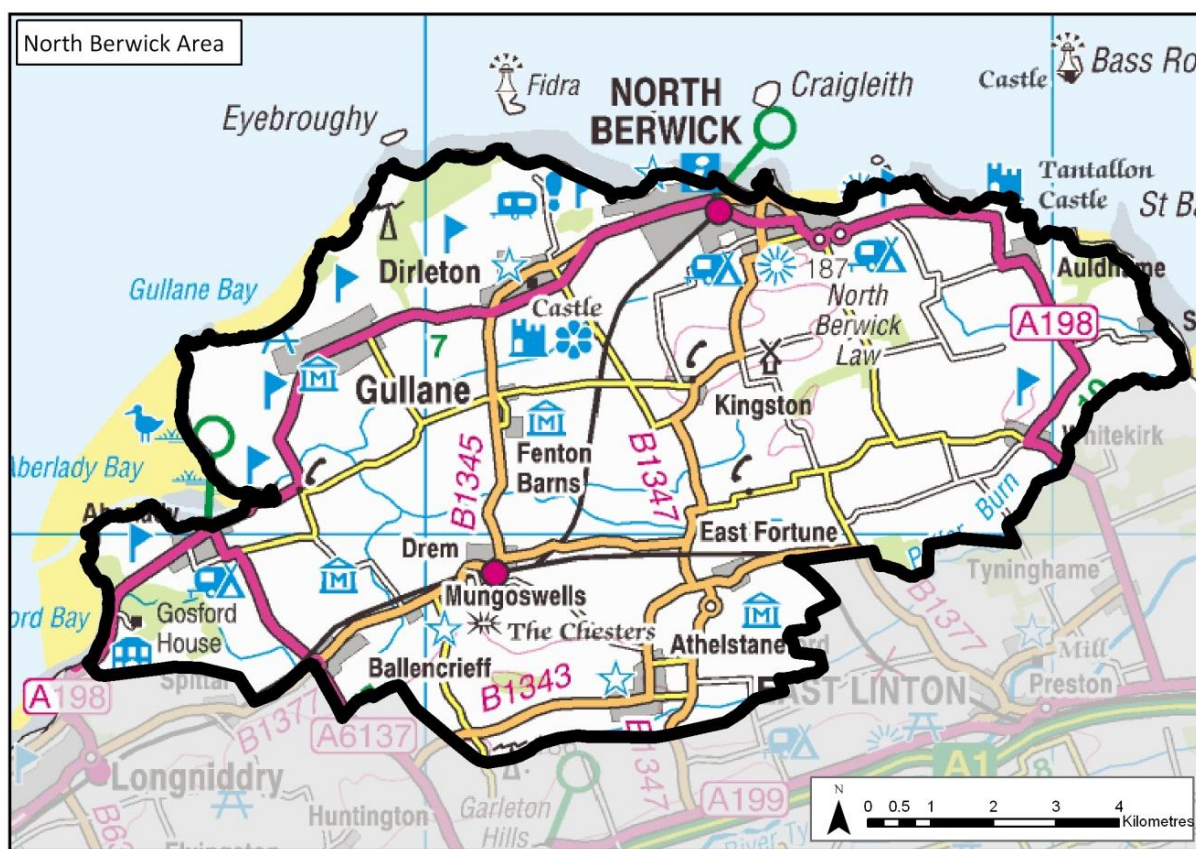
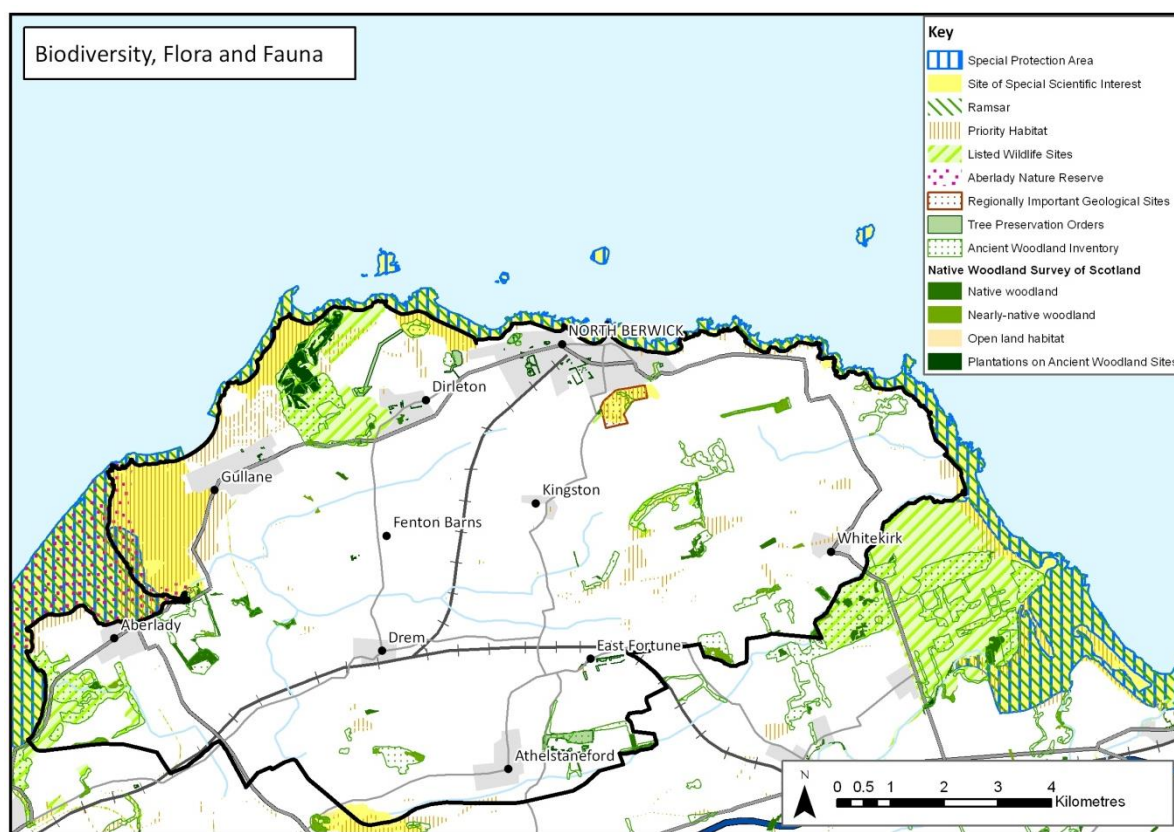


Figure 1: North Berwick Area

23. This section provides an overview of the key environmental characteristics in the North Berwick area, and is structured according to the main topic areas of the Strategic Environmental Assessment.
24. The North Berwick area includes the main town of North Berwick, the coastal villages of Dirleton, Gullane and Aberlady which are located along the A198, the principal coastal route through the area, and a number of small rural villages and settlements including Drem, Athelstaneford and Whitekirk.

Biodiversity, Flora and Fauna

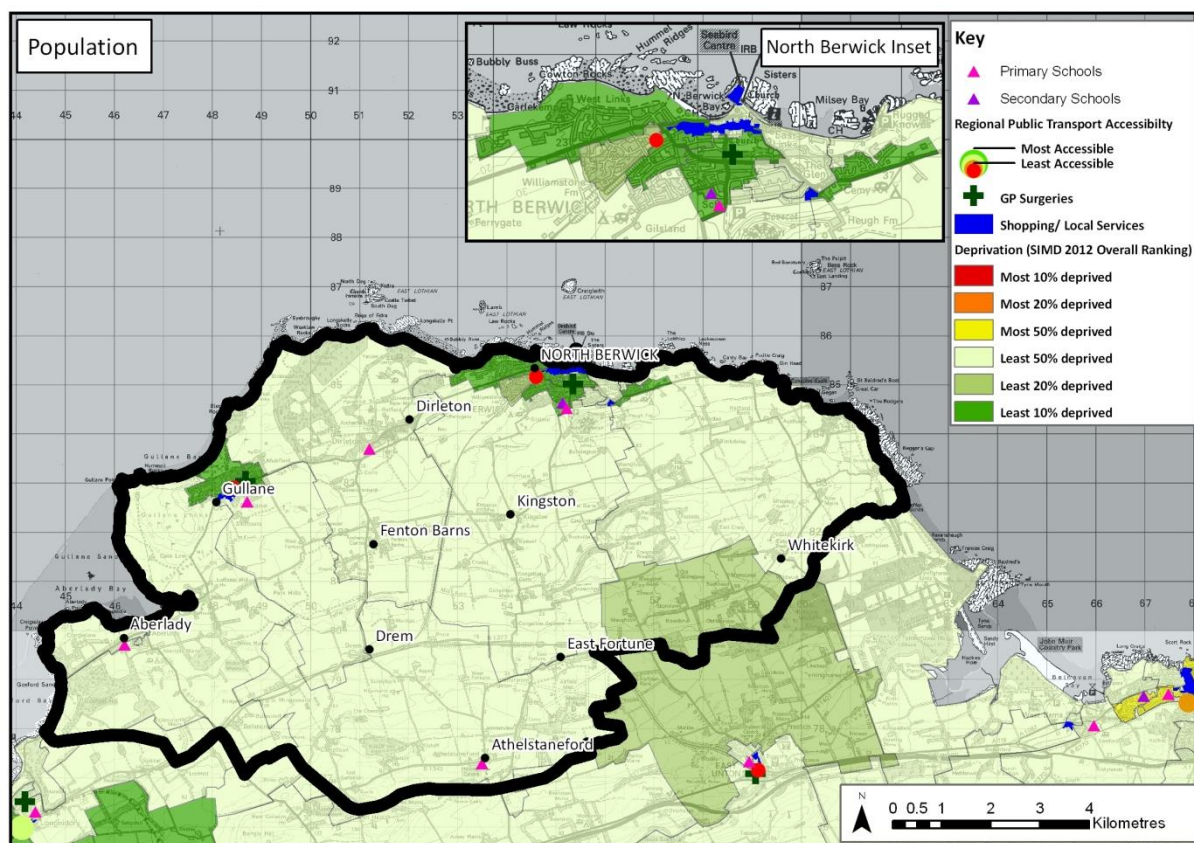


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Figure 2: Biodiversity, Flora and Fauna Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> The area borders the Firth of Forth, which is of international significance, and is designated as a Special Protection Area, Ramsar site and Site of Special Scientific Interest. The area contains the main goose feeding area, and provides important sites for roosting and feeding which should not be disturbed by new development. The area is home to Aberlady Nature Reserve, particularly important for its tidal sands, mud flats and pioneer salt marsh habitat and visiting bird species. Large country estates in the area including Tynninghame, Archerfield and Gosford, are important for their biodiversity, flora and fauna value, being home to listed wildlife sites, areas of priority habitat and native and ancient woodland.

Population



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Figure 3: Population Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Population	<ul style="list-style-type: none"> Local facilities and services are concentrated in the larger settlements of North Berwick and Gullane, and outwith these settlements local access to services is limited. North Berwick provides town centre services and secondary education facilities for the area. At a regional scale, settlements in the North Berwick Cluster have poorer public transport accessibility to employment opportunities, regional health and regional retail facilities than settlements in the west of East Lothian. The area is relatively less deprived than the rest of Scotland, with some areas of North Berwick and Gullane being within the least 10% deprived.

Health

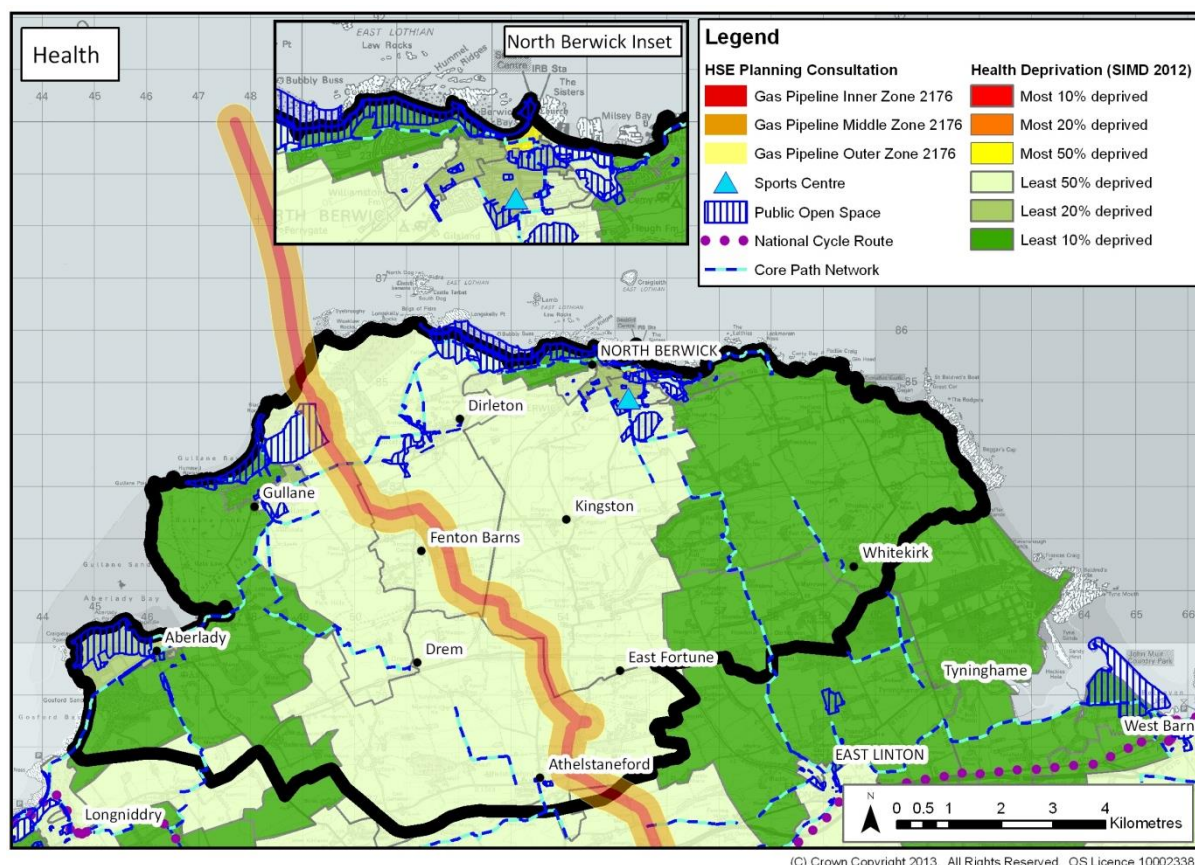
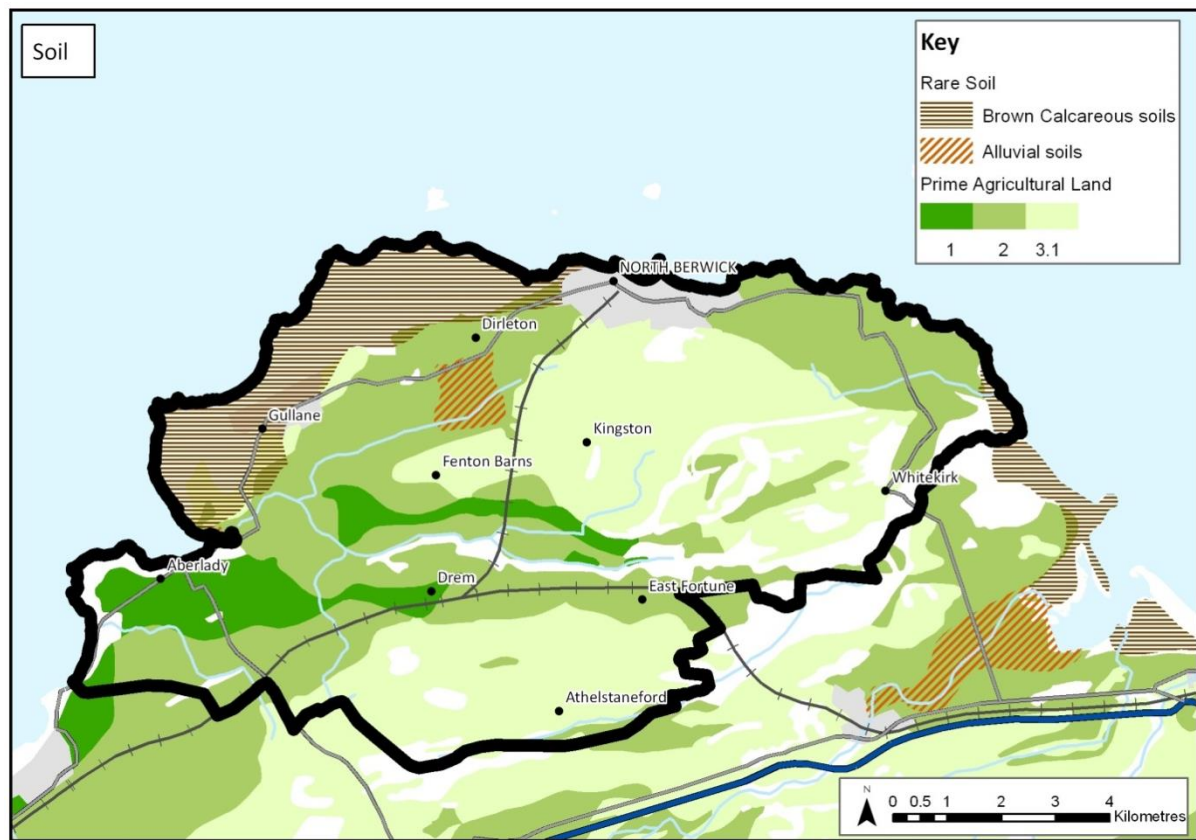


Figure 4: Health Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Human Health	<ul style="list-style-type: none"> The North Berwick area is relatively less deprived with regards health when considered at a national level. This however conceals some variations within the area as whilst some areas are within the 10% least deprived, a small area of North Berwick town falls within the 50% most deprived. Life expectancy in some parts of the North Berwick area is significantly higher than other parts of East Lothian, for example the life expectancy for men in Gullane/Drem is 79.9 years compared to 72.8 in Wallyford, whilst for women, the life expectancy in Longniddry/Aberlady is 84.7 compared with 76.6 in Tranent North¹ The North Berwick Coastal ward has the highest percentage of people of pensionable age of all the wards in East Lothian: 28% in 2010 compared with 21% across East Lothian. The coastline provides significant opportunities for recreation, and the John Muir Way path passes through the area. There are numerous stretches of Core Path through the area providing opportunities for active travel and recreation although the network is fragmented in parts. A major gas pipeline passes through the area and has Health and Safety Executive planning consultation zones associated with it which need to be considered if development is proposed within them.

¹ Data provided by NHS Lothian (5 year average 2003-2007).

Soil



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Figure 5: Soil Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Soil	<ul style="list-style-type: none"> The majority of the North Berwick area is classified prime quality agricultural land, an important and finite land resource for food production due to its highly productive nature and the wide range of crops it can support. The area contains some areas of rare soils including areas of alluvial soils and stretches of brown calcareous soils along the coast.

Water

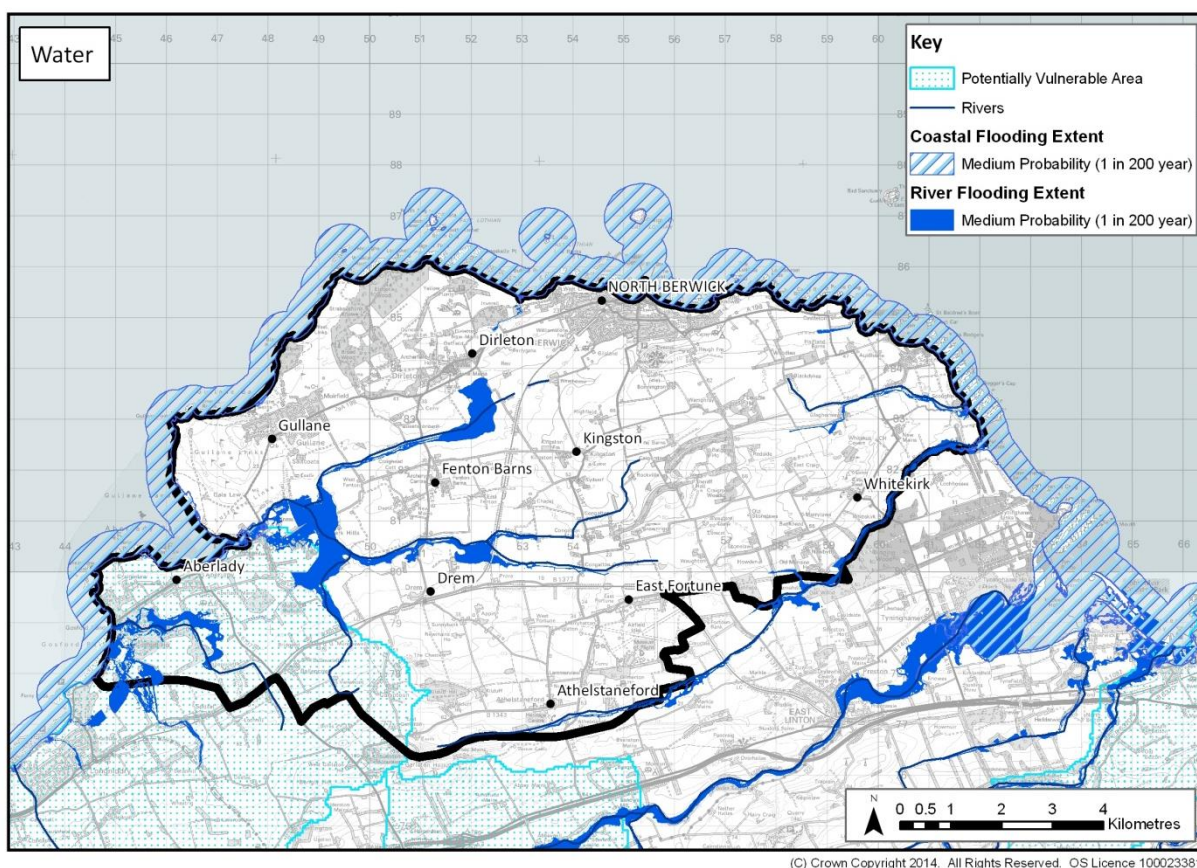


Figure 6: Water Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Water	<ul style="list-style-type: none"> • Small areas of Aberlady and North Berwick are identified as being at medium to high risk of coastal flooding, as shown on SEPA's Indicative flood map (1 in 200 year flood extent). • Part of the area, including Aberlady lies within Potentially Vulnerable Area 10/23. • The majority of the watercourses in the North Berwick are classified by SEPA as being of an overall 'bad' ecological status, including East Peffer Burn, Mill Burn North and Gosford Burn. Pilmuir Burn in the north east of the area is classified as being of moderate status. The main pressures which have contributed to the failure of watercourses to meet good ecological status or potential include farming operations including abstraction, diffuse source pollution and alterations e.g. channelization and realignment, and point source pollution relating to sewage disposal. • The coastal waters around the North Berwick coastline are classified as being of good status, and include a number of bathing waters.

Cultural Heritage

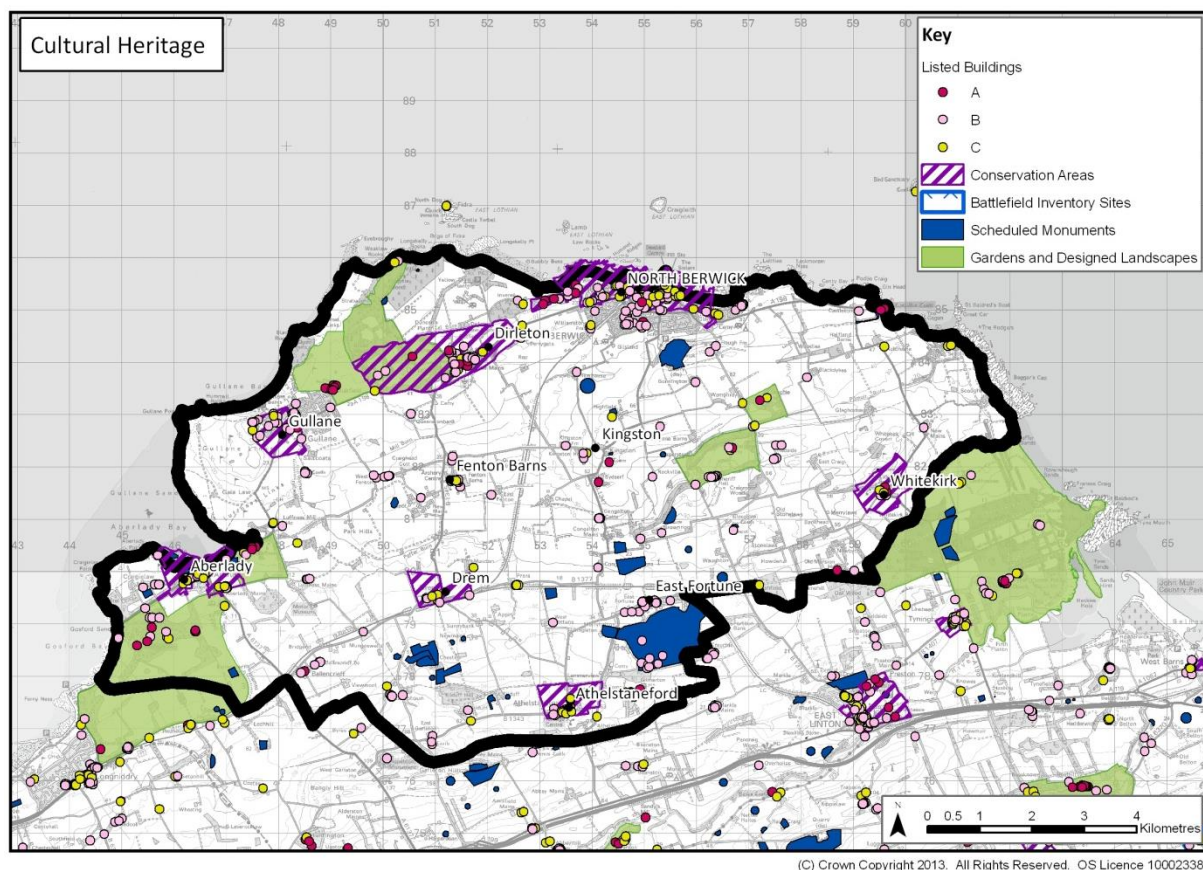
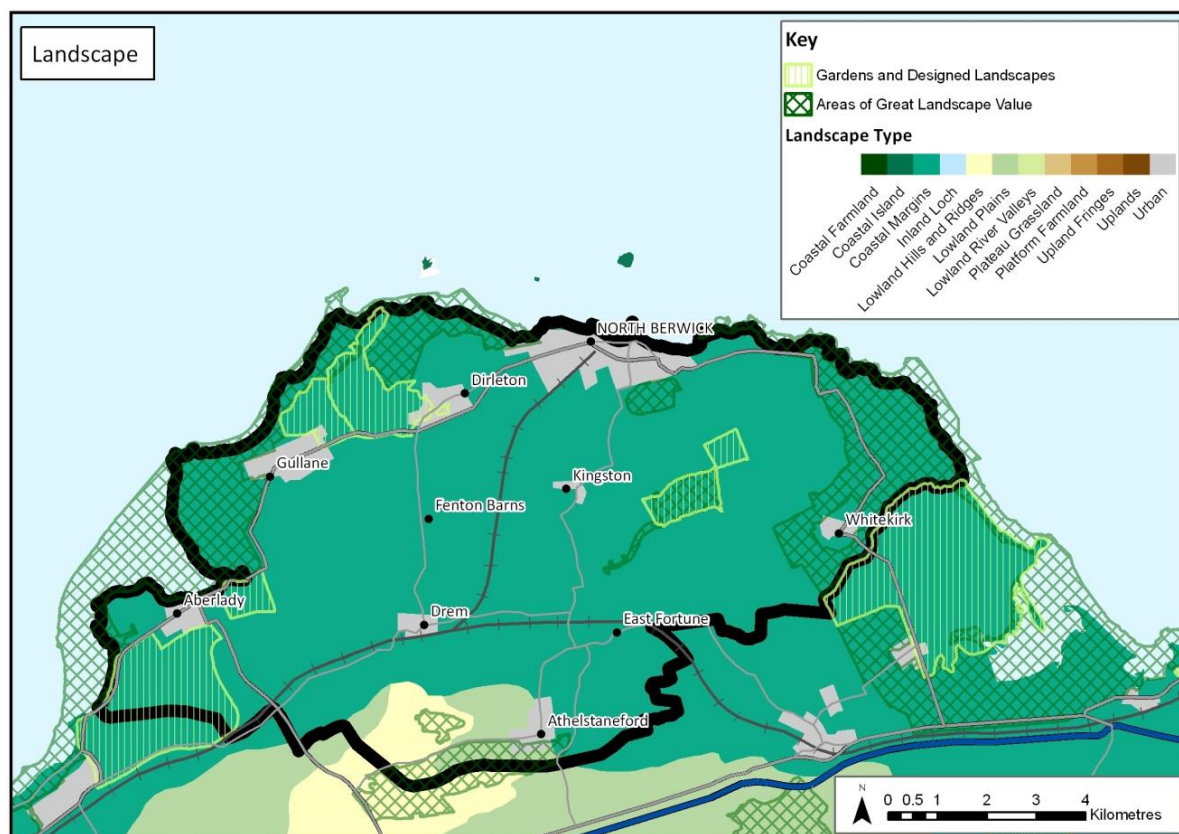


Figure 7: Cultural Heritage Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Cultural Heritage	<ul style="list-style-type: none"> The area is rich in built and cultural heritage, with over 550 listed buildings which are concentrated within settlements as well as being scattered throughout the rural landscape. There are approximately 50 scheduled monuments dispersed throughout the area and its long and varied history of settlement means there is significant potential for unknown archaeological remains across much of the area. Conservation Areas have been designated in the historic core of North Berwick and surrounding villages of Drem, Gullane, Athelstaneford, Dirleton, Aberlady and Whitekirk in recognition of their special architectural and historic characters. There are a number of historic gardens and designed landscapes and large country estates in the North Berwick area including Leuchie, Balfour House, Luffness and Gosford House.


Landscape



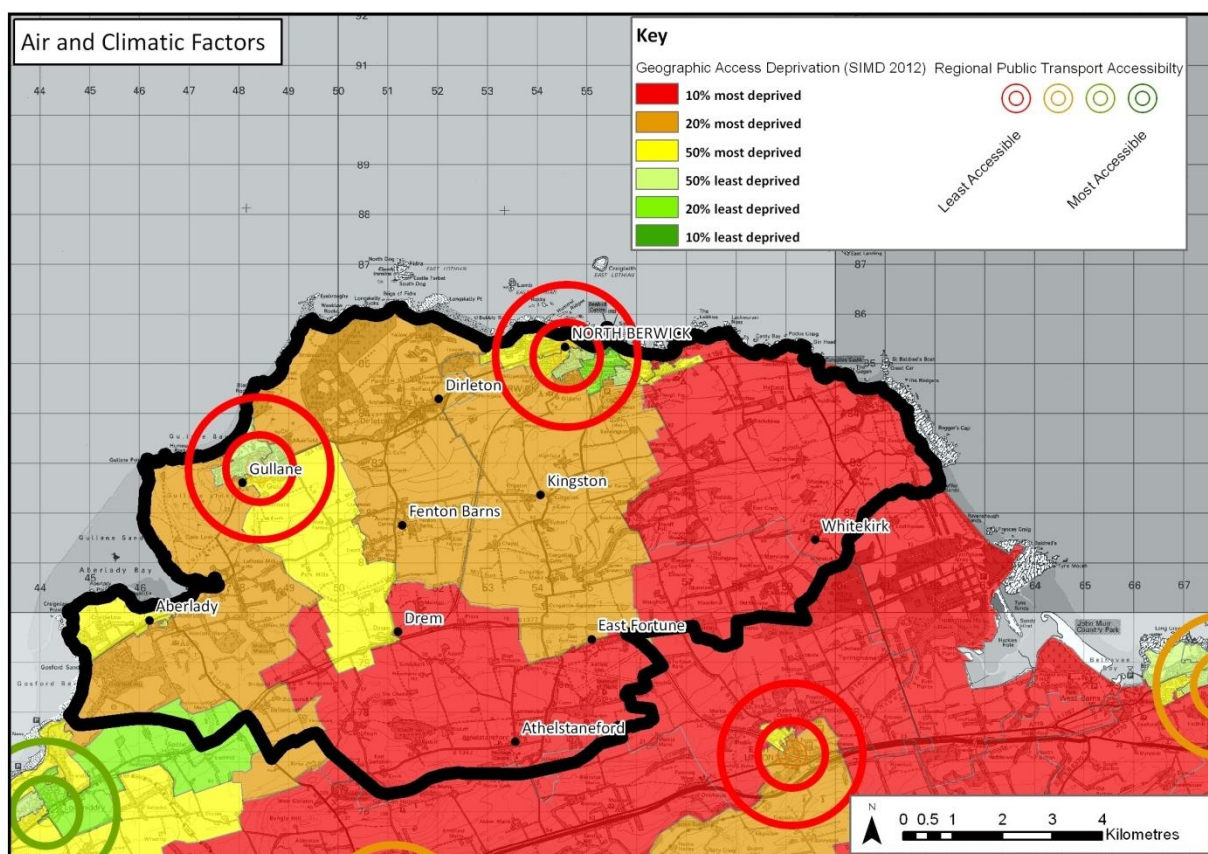
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Figure 8: Landscape Characteristics

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Landscape	<ul style="list-style-type: none"> The landscape of the area is characterised by the extensive North Berwick plain character area. Immediately inland from the coast the plain is virtually flat, consisting of raised beach deposits, and gradually gives way to gentle undulations towards the south. The igneous outcrop of North Berwick Law is a major landscape feature and is highly visible in long distance views towards the area. The area's landscape is dominated by extensive tracts of arable land divided into a field network defined with clipped hedgerows and occasional stone walls and fences. The area is rich in major policy woodlands particularly within the large estates. Golf courses have developed along the coast and form a distinctive part of the coastal landscape. There are a number of historic designed landscapes and gardens associated with country estates in the area. Settlement is focussed mainly along the coastal fringe along the route of the A198. Long distance views across to the sea are common to most of the area given the open, level nature of the landscape, and these open views also increase the visual sensitivity of the area to new development. Areas of Great Landscape Value are identified along most of the coastal area and in the Garleton Hills area.

- 
- The volcanic outcrop of the Garleton Hills to the west of Athelstaneford is a major distinctive landscape feature and interrupts and provides contrast to the low lying plains around. The Hopetoun monument just outwith the area is an important landmark and features in open views from many miles around.

Air



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Figure 9: Accessibility

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Air	<ul style="list-style-type: none"> The North Berwick area has relatively poor public transport accessibility to employment, health and retail at a regional level (with North Berwick and Gullane ranking 9th and 10th respectively out of 11 settlements in East Lothian assessed in the SESplan transport study). The geographic access to services deprivation² information shows that the rural areas surrounding North Berwick have relatively poor access to local services whilst the settlements of North Berwick and Gullane have better access due to the range of facilities and services present within them. The rural nature of much of the area result in a higher dependence on the use of the private car to access facilities, services and employment in the area, resulting in higher emissions of pollutants and greenhouses gases.

² The access domain is intended to capture the financial cost, time and inconvenience of having to travel to access basic services, by private car and public transport (e.g. Post Offices, schools, GPs).

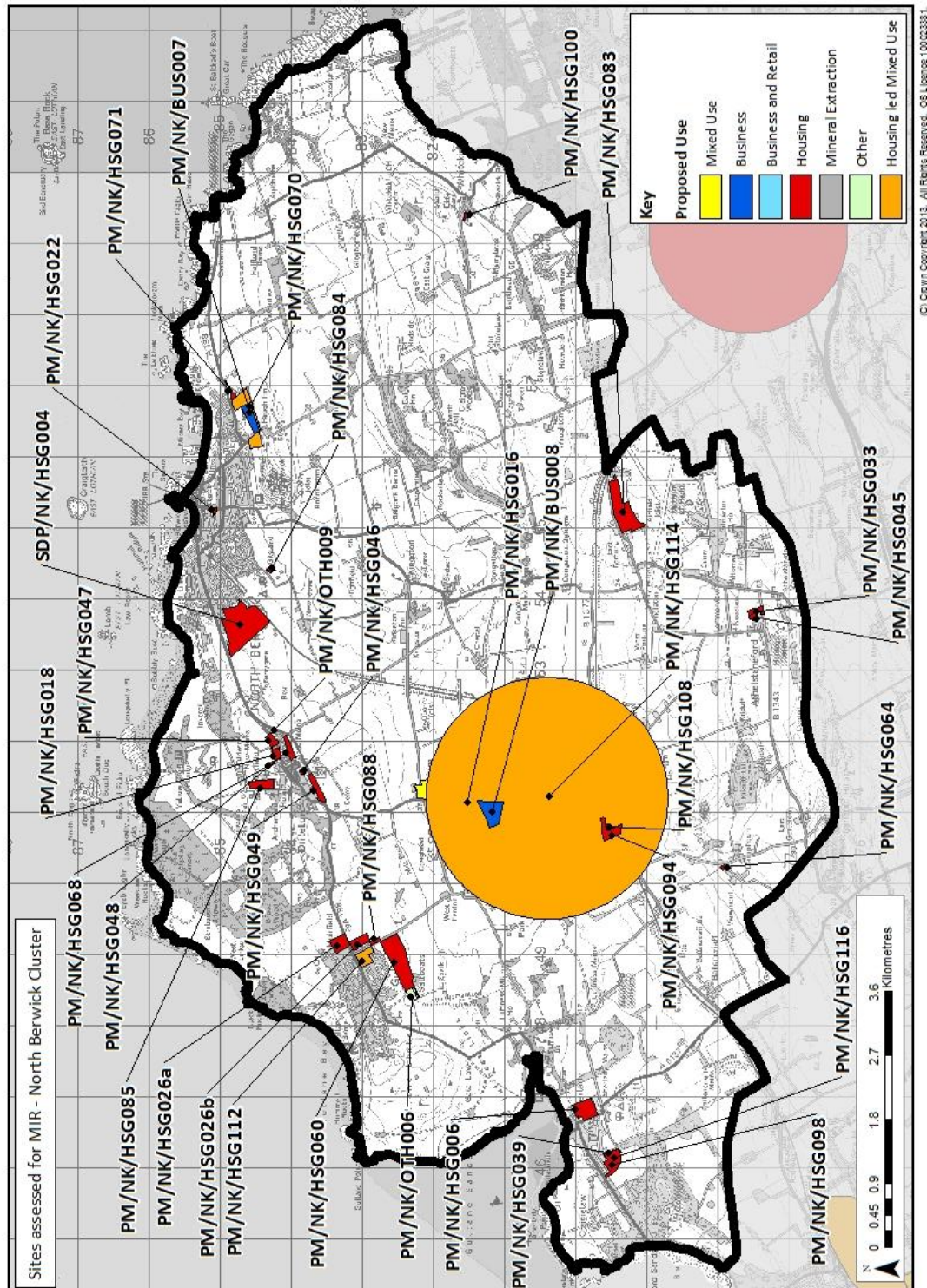
Climatic Factors

SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Climatic Factors	<ul style="list-style-type: none">• The poorer public transport accessibility to facilities, services and employment in the North Berwick area, compared with areas in the west of East Lothian results in an increased need to travel to access higher level services, and a higher reliance on private vehicle, leading to higher greenhouse gas emissions.

Material Assets

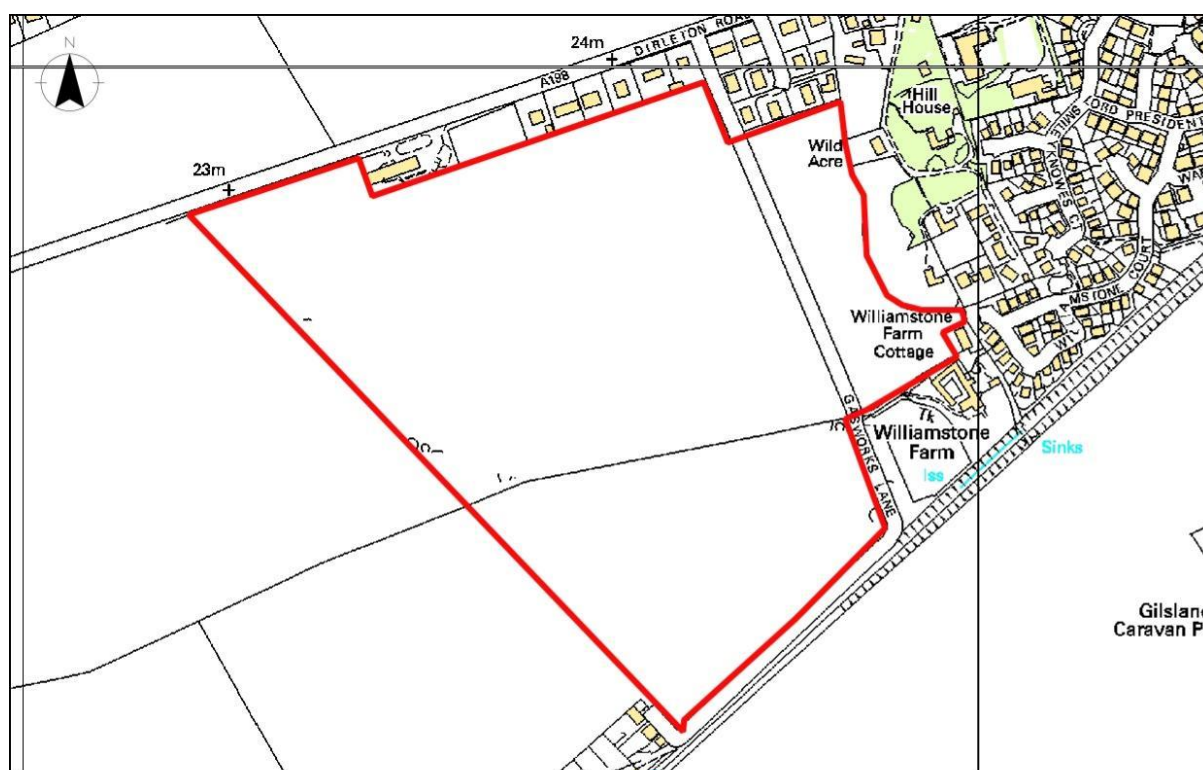
SEA Topic	Summary of Main Issues and Key Considerations in SEA Assessment
Material Assets	<ul style="list-style-type: none">• The North Berwick area is a fertile agricultural area and its wealth of prime agricultural land is an important and finite land resource.• The former East Fortune hospital is within the North Berwick area and is East Lothian's largest area of derelict land and buildings.

Figure 10: Sites in North Berwick cluster assessed for Main Issues Report



Detailed Site Assessments – North Berwick Catchment

SITE INFORMATION	
Topic	Comments
Site Name	Ferrygate
Site Ref	SDP/NK/HSG004: The northern portion of the site included in NK5: Land at Ferrygate Farm North Berwick: southern portion; DC1: Rural Diversification applied.
Source of Site Suggestion	Agent (Holder Planning) on behalf of developer (Miller Homes)
Site Size (ha)	28.4 ha
Current Use	Agricultural land
Proposed Use	Housing circa 500 units
Summary Description and Planning History	A large greenfield site currently in agricultural use on the western approach into North Berwick, bounded to the north by the A198 and to the south by the railway line. An appeal against the refusal of planning permission for housing on part of the site (12/00680/PPM) was dismissed. A further application for housing (14/00632/PPM) was allowed following appeal.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located on the south west edge of North Berwick. It is outside the settlement boundary but adjoins the existing town and is well related to it.	
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is not within 400m of an existing bus stop but is within 400m of the bus route which provides a regular service between Edinburgh and North Berwick and so could be made easily accessible to this service. It is not within 800m of a rail station but is within a walkable distance from North Berwick Station (1400m). The site is within walking distance (1600m) of North Berwick's town centre with its range of facilities, services and employment opportunities. A safer route to school would be required particularly as the school lies just outside the desirable walking distance.	
Exposure	The site rises from an elevation of around 23m at the north to 40m in the south and this slope results in the site becoming more exposed to northerly winds towards the southern parts as there are no natural features, existing development or topographical features to provide shelter.	
Aspect	The site is generally north facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding uses which include a service station, existing residential development and agricultural land. The railway	

	runs along the proposed southern boundary which could result in noise impacts but these could be mitigated through design.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is adjacent to a settlement that is moderately accessible and 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	The site would be served by Castle Moffat Water Treatment Works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Based on a consideration of the Transport Assessment submitted with the recent application for planning permission in principle (for approximately 140 dwellings), the Council was satisfied that the traffic generated from the proposed development could be accommodated within the existing road network. An acceptable safe route to school would need to be ensured as the site lies over 1600m from the school and the railway presents a significant barrier. Improvements to the route have been secured as part of a legal agreement from another housing development and the Council's transportation team is content that a safe route can be provided.	
Service infrastructure capacity	The site is within the catchment of Law primary school which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission for SESPlan stated that the site is capable of being developed in the short term. However 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.	

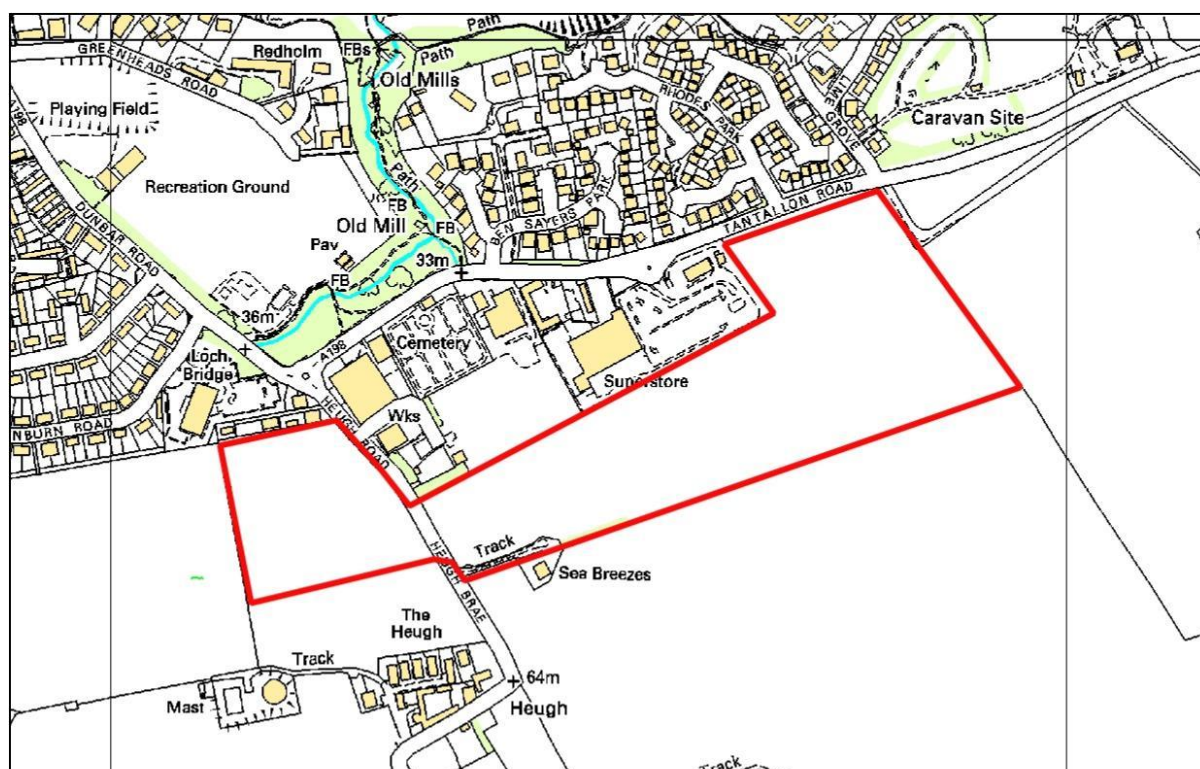




POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. However it is only 800m south of the Firth of Forth SPA and SSSI, and SNH has advised that 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. Notable species have been recorded within 100m of the site including the Eurasian curlew, pink-footed goose, song thrush and Eurasian tree sparrow.	o/?*
Population	The site would provide an element of affordable housing to help meet local need. It has good access to North Berwick to access facilities, services and employment opportunities as well as public transport connections to other centres in the region to access higher level services.	+
Human Health	The site is not known to be contaminated. The site is not directly connected to the Core Path network but is easily accessible (<1km) to the Core Path network, John Muir Way and coastal footpaths.	o
Soil	The development of the site would result in a significant loss of class 2 prime agricultural land. It may lead to the loss of a small amount of rare Brown Calcareous soil.	--
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. A small watercourse runs adjacent to the site. SEPA has commented that the development could potentially increase the flood risk downstream if surface water runoff from the site was not properly managed. SEPA has not raised any concerns over potential impacts on the quality of the water environment.	?
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good access to existing facilities, services and employment locally. It has reasonable public transport	o

	accessibility to provide alternatives to private car travel however in reality development of the site would still lead to a significant increase in private car journeys and resultant increase in emissions and pollution.	
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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	There are a number of listed buildings at Williamstone farm adjacent to the SE boundary of the proposed site. The site is not within a Conservation Area and there are no Scheduled Monuments within the site boundary. There is moderate potential for unknown archaeological remains on the site. Historic Environment Scotland has not raised any concerns with regards potential impacts on cultural heritage.	o/?
Landscape	The proposed site is arable land comprising of three defined fields. The A198 forms the northern boundary of the site and has a variety of boundary treatments including hawthorn hedge, a service station and rear gardens of residential properties. A mixed mature plantation of trees forms the western boundary of the site. Gasworks Lane, a single track dissects the eastern part of the site in a north south direction and is bordered by hawthorn hedging and sections of stone wall. The southern part of the site rises steeply to a ridge and any development on this part of the site would be highly visible from north Berwick Law and the coastal AGLV. If noise mitigation measures are required, they may have an impact upon the landscape or views from the North Berwick branch line. Any development on the rising southern part of the site may have significant impacts on the setting of North Berwick Conservation Area, North Berwick Law AGLV, the coastal AGLV and Dirleton Conservation Area. A smaller scale development confined to the lower parts of the site could be more easily integrated with the existing town without detrimental impacting upon the landscape setting of the western approach to the town. SNH has also raised concerns regarding the potential impact of development on this site on the setting of the town on the western approach.	--/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Tantallon Road, North Berwick
Site Ref	PM/NK/HSG070: Land to the east of Heugh Brae included in PROP NK4: Land at Tantallon Road (excluding land within property at Sea Breezes). Land to the west of Heugh Brae is covered by LDP Policies DC1 Rural Diversification and DC8 Countryside around Towns.
Source of Site Suggestion	Agent (Muir Smith Evans) on behalf of landowner (Mr Tait)
Site Size (ha)	13.3 ha
Current Use	Agricultural
Proposed Use	Mixed use – housing, retail, commercial and industry.
Summary Description and Planning History	A large irregular shaped and sloping site on the southern edge of North Berwick currently in agricultural use. There have been no planning applications submitted for development on the site.



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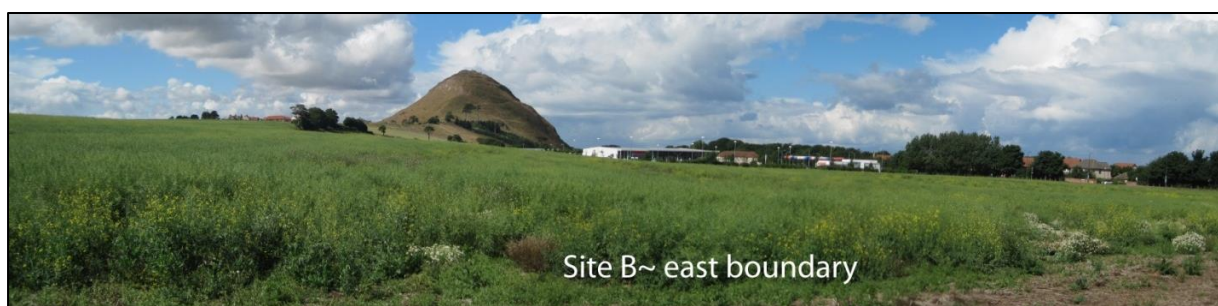


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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the settlement boundary of North Berwick but is well related, adjoining existing development.	
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is within 400m of a bus stop with a half hourly service running between Edinburgh and North Berwick. It is not within 800m of a railway station. It is within walking distance (1600m) of a wide range of facilities, services and employment opportunities including North Berwick town centre.	
Exposure	The northern, lower parts of the site are provided with an element of shelter from northerly wind from existing development to the north however as the elevation of the site increases to the south it becomes more exposed.	
Aspect	The site is generally north/north-west facing.	
Suitability for Proposed Use	There could be potential conflicts with adjoining land uses dependent upon the mix and positioning of uses on this site. The site submission proposes affordable housing adjacent to existing general industrial uses including a public recycling facility and motor garage, and this could potentially raise amenity issues in terms of noise or odours, and mitigation measures may be required.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is adjacent to a	

	settlement that is moderately accessible and 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	The site would be served by Castle Moffat Water Treatment Works North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access to the eastern part of the site could only be taken from Tantallon Road as the gradient on Heugh Brae is too steep. Vehicular access to the western site could be taken from Heugh Road at the northern end of the site as the gradient is too steep further south.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development of the site could begin in 2014 and be completed within 5-10 years. 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.	

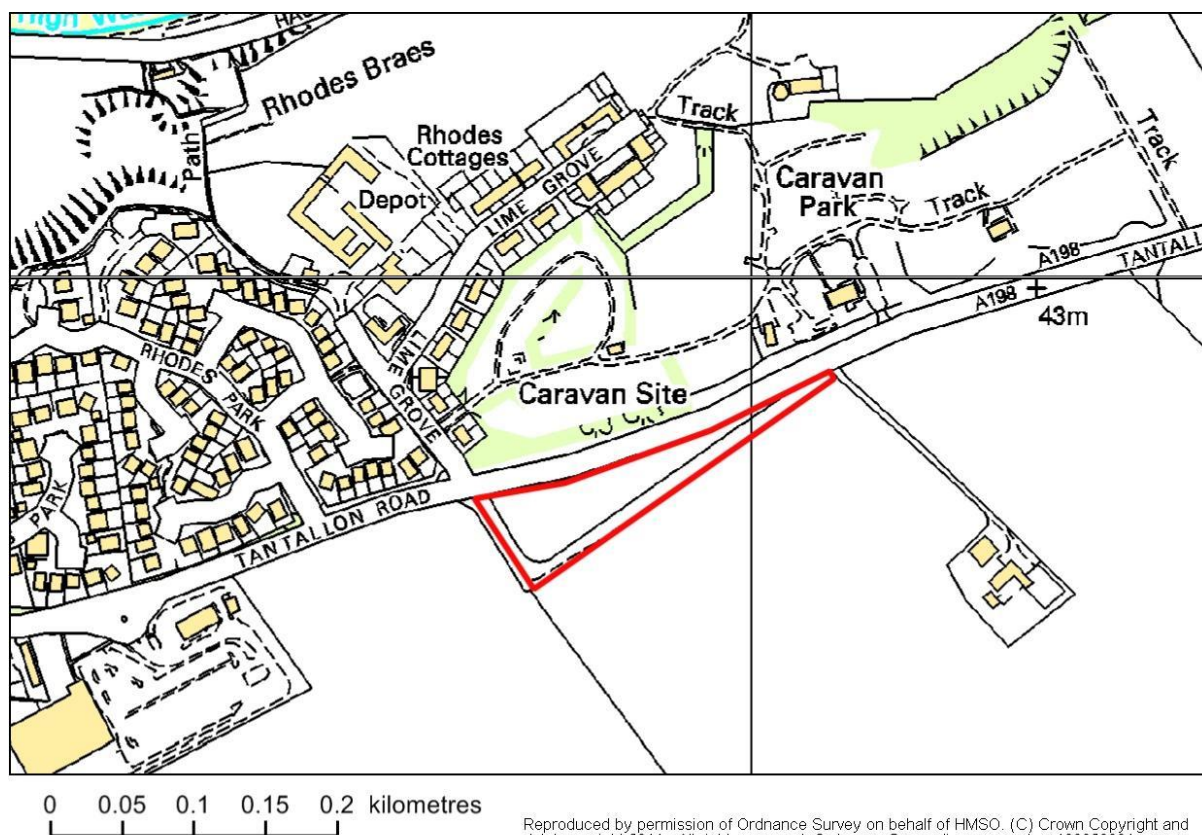


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The land proposed to the west of Heugh Road/Heugh Brae is within the North Berwick Law SSSI (Calcareous grassland) which is in an unfavourable and declining state (assessed 2007). SNH has raised concerns with regards the site as proposed as development would intrude into this area. This impact could however be mitigated by confining development to the east of Heugh Brae outwith the SSSI designation. SNH has also recently proposed to de-notify this area of the SSSI though this has not yet been confirmed. There are no	-/?*

	Tree Preservation Areas within the proposed site. SNH advises that the site provides suitable habitat for SPA species and there are records of pink footed geese and golden plover in the tetrad. The site will therefore need to be screened into the Habitats Regulations Appraisal at this stage. Notable species have been recorded within 100m of the site including herring gull, Eurasian curlew and fern-grass.	
Population	The site submission states that the development would provide affordable housing, however from the initial plan it appears to be segregated rather than integrated with the private market housing and would therefore not contribute to encouraging mixed communities. The site submission states that the development would provide office/industrial buildings which would widen employment opportunities for the local population and also would provide a community building although the purpose of this, or its means of delivery is not stated.	o/+
Human Health	The site is not known to be contaminated. It has good access to open space, the coastline, sports facilities and the core path network to provide opportunities for active travel and recreation.	o
Soil	The development of the site would result in some loss of class 2 prime quality 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. It is not within a Potentially Vulnerable Area. However due to the steep slope of the southern part of the site and land to the south, consideration would need be given to ensuring that surface water run-off is dealt with without resulting in adverse impacts down slope. The site will potentially require a drainage impact assessment. There is no surface water flooding.	?
Air	The proposed development to the west of Heugh Road/ Heugh Brae could be potentially affected by air pollution (e.g. noise, odour) from adjacent industrial uses. The site has good active travel and public transport accessibility such that the need to travel by car to access local facilities and services would be minimised. At a local level the location of the proposed development site is sustainable given the good accessibility of a wide range of facilities and services in North Berwick. At a regional level, North Berwick is not considered to be as accessible as the other main towns in East Lothian.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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	There are no listed buildings or scheduled monuments within or adjacent to the site and it is outwith a conservation area. However	-/?

	<p>the site is 270m NE of North Berwick Law, fort, hut circles and enclosures. Historic Environment Scotland has concerns about the allocation as it would impact on the setting of the scheduled monument. Concerns could be mitigated by the revision of the allocation boundary to exclude the section to the west of Heugh Road and Heugh Brae. Both areas are under arable crop. Previous evaluation in the area to the west has returned nil archaeological results however it is considered that there is moderate to good potential for unknown archaeological remains.</p>	
Landscape	<p>The part of the proposal site to the west of Heugh Road/Heugh Brae is within the North Berwick Law Area of Great Landscape Value and could harmfully impact upon its setting. As a whole the site represents an encroachment beyond the existing settlement boundary into surrounding countryside and would start to extend the town southwards up the sloping land which currently contains the town. There could be some scope for a smaller scale of development than that proposed if it was confined to the flatter northern part of the site which adjoins Tantallon Road to the east of the supermarket, and the harmful landscape impacts would therefore be reduced to an acceptable level. SNH has raised concerns that development on the site would significantly change the character of this eastern part of the town, where development is presently largely contained to the north of the A198.</p>	-/--

SITE INFORMATION	
Topic	Comments
Site Name	Tantallon Road
Site Ref	PM/NK/HSG071: LDP Policies DC1: Rural Diversification and DC8: Countryside Around Towns applied.
Source of Site Suggestion	Agent (Cala) on behalf of landowner (W R Macnair)
Site Size (ha)	0.9 ha
Current Use	Agricultural
Proposed Use	Housing – 15 units
Summary Description and Planning History	A greenfield triangular shaped site on the gateway into North Berwick along Tantallon Road, previously in use for agricultural land then as a horse paddock but currently vacant.



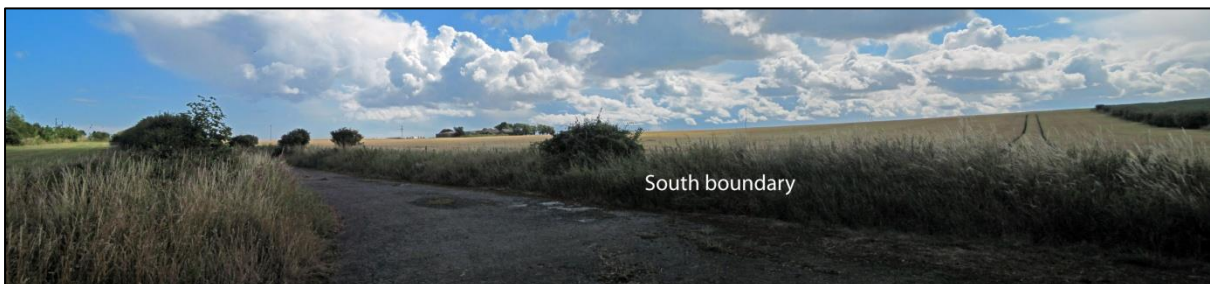


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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is not within the existing settlement boundary of North Berwick but is well related, being adjacent to existing development.	
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is within 400m of a bus stop with a half hourly service between Edinburgh and North Berwick. It is not within 800m of a railway station. Some local facilities are within walking distance (1600m) such as the supermarket however the town centre and schools are over 1600m away (although under 2km).	
Exposure	Mature landscaping around the caravan park on the northern side of Tantallon Road provides an element of shelter from northerly winds.	
Aspect	The site is west facing.	
Suitability for Proposed Use	The development of the site for housing would not result in any land use conflict with adjacent uses which include agricultural land and Tantallon Caravan and Camping Park to the north.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is adjacent to a settlement that is moderately accessible and 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	The site would be served by Castle Moffat Water Treatment Works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be provided from Tantallon Road and full visibility splays would need to be provided as the site is close to the end of the 30mph zone. The footway and street lighting would need to be extended along Tantallon Road along the length of the site.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	On the information available at present there do not appear to be any major constraints which would inhibit the early delivery of this site. However 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 importance, however is within 500m of the Firth of Forth SPA, SSSI and Ramsar site. Notable species have been recorded within 100m of the site including herring gull, Eurasian curlew	0/?

	and annual pearlwort. SNH has not raised any concerns over the development of the site within regards to potential impacts on biodiversity, flora and fauna.	
Population	The site could provide a proportion of affordable housing to help meet local need. The site has reasonable access by active and public transport modes to the town centre, education and community facilities, and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site is easily accessible on foot to existing open space, the coastline, sports facilities and the core path network.	+
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. It is not within a Potentially Vulnerable Area. Its development would not increase flood risk elsewhere. SEPA has no concerns that its development would adversely impact upon the water environment.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good active travel and public transport accessibility such that the need to travel by car to access facilities and services would be minimised. At a local level the location of the proposed development site is sustainable given the good accessibility of a wide range of facilities and services in North Berwick. At a regional level, North Berwick is not considered to be as accessible as the other main towns in East Lothian.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 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 listed buildings or scheduled monuments within or adjacent to the site and it is outwith a Conservation Area. Previous archaeological evaluation to the north returned nil results, however it is still considered that there is good potential for unknown archaeological remains on the site.	o/?
Landscape		-

	<p>The site is on the eastern edge of North Berwick. Unless land to the west was also developed, development on this site would appear as an isolated development on the south side of the A198, encroaching beyond the settlement boundary, and would not be particularly logical in landscape terms, although located opposite a caravan park. This is the entrance to North Berwick from the east, and would be fairly prominent on arrival to the town from this direction. However, the site does have fairly well established landscape boundaries. SNH has raised some concerns about the landscape impact of future development spreading to the south of Tantallon Road and the change in character that would result.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Glebe House
Site Ref	PM/NK/HSG022: LDP Policy OS1: Protection of Open Space applied.
Source of Site Suggestion	Agent (Ristol) on behalf of landowner (Mr J Scott)
Site Size (ha)	0.46ha
Current Use	Private open space
Proposed Use	Housing
Summary Description and Planning History	A small grassed site containing a number of mature trees within the town of North Berwick currently designated as protected open space, and forming a landscaped setting for the listed Glebe House. The site has an extensive planning history and a previous application for housing on the site was refused and dismissed at appeal.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is within the town of North Berwick.	
Accessibility	There are a range of bus stops within 400m of the site. The site is within 800m of North Berwick railway station which provides rail services to Edinburgh. The site is less than 400m from North Berwick High Street and within walking distance (1600m) of a wide range of town centre facilities and services.	
Exposure	Existing trees and built development to the north provide the site with shelter from northerly winds.	
Aspect	The site is north facing.	
Suitability for Proposed Use	The development of the site for residential use would not result in land use conflicts with surrounding land uses which are primarily residential.	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is within a settlement that is moderately accessible and 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	The site has connections to electricity, gas, water and sewerage infrastructure. The site would be served by Castle Moffat Water Treatment Works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be taken from St Margaret's Road.	

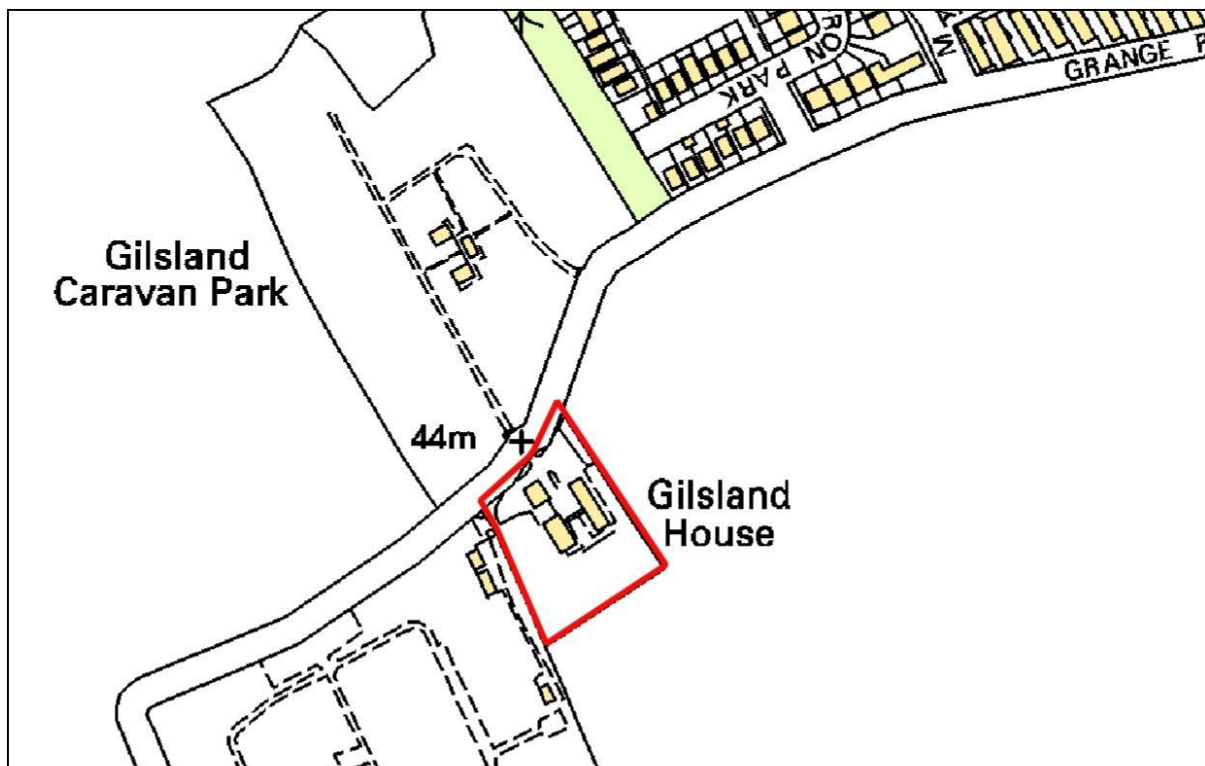
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states the site could be developed within the LDP period and it would take 1 year to develop the site. However 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's development would not result in the loss of protected trees or woodland. SNH has not raised any concerns. A number of notable species have been recorded within 100m of (but not within) the site including pipistrelle bat, redwing, wheat mud beetle, great crested newt and common swift.	o/?
Population	Depending upon the number of houses proposed, the site could provide an element of affordable housing to help meet local need. The site has good access to North Berwick town centre, education and community facilities and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site has good access to open space, sports facilities and the core path network to promote active recreation.	+
Soil	The development of the site would not result in the loss of prime agricultural land and rare of carbon rich soils.	o
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area.	o

	The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	
Air	The site is not affected by existing sources of air pollution. The site has good active travel opportunities and public transport accessibility which will minimise the need to travel by car.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 is greenfield protected open space therefore its development would not make the most efficient use of land resources.	o
Cultural Heritage	The site is within North Berwick Conservation Area. The field forms the setting for category B listed Glebe House 60m and any development in it will adversely impact upon its setting and the historical association of the Glebe field with Glebe House. Historic Environment Scotland has commented that the development could change the character of the Conservation Area and a design strategy would be needed which should be based upon a conservation area appraisal in order to allow for a full assessment of any potential impact and change. There is moderate to good potential for unknown archaeological remains on the site. A previous planning application for residential development on the site was refused in 2003, with one of the reasons being the detrimental impact upon the setting of the Glebe House.	-/?
Landscape	The development of the site would impact on the setting of Glebe House. The site is currently designated as protected open space and its development for housing would result in a loss of visual amenity. There are currently views south from St Margaret's Road towards the sea and rocky outcrops and these views would be obscured by development on the site. There are also a number of trees in and bordering the site.	-

SITE INFORMATION	
Topic	Comments
Site Name	Gilsland Housing Group within Former Hospital Compound at Newhouse Road
Site Ref	PM/NK/HSG084: LDP ref PROP NK1: Mains Farm, North Berwick, as part of larger site to the east and south (see also MIR/NK/HSG138)
Source of Site Suggestion	Agent (Forbes R-S Marr on behalf of Owner (William Macnair)
Site Size (ha)	0.6ha
Current Use	Residential dwellings with common garden ground.
Proposed Use	Redevelopment of site for new residential units – 5/6 units.
Summary Description and Planning History	Former isolation/fever hospital which has been converted into residential dwellings. The site is bounded by mature trees and bordered to the north, south and east by allocated housing sites and to the west by Gilsland Holiday Home Park.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is currently outwith the settlement boundary of North Berwick however is well related to it and is bordered by a site under construction for housing	
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is not within 400m of a bus stop. It is not within 800m of a railway station. The site is within walking distance (1600m) of a range of facilities and services including a primary school, high school, leisure centre and also within walking distance of North Berwick town centre and its range of shops, facilities and services.	
Exposure	Mature trees around the site provide some shelter from northerly winds.	
Aspect	The site is generally north west facing.	
Suitability for Proposed Use	The site is in residential use at present and its proposed redevelopment for new residential units would therefore be appropriate in land use terms and compatible with adjacent land uses which include a holiday home park and planned residential development (with the Gilsland Caravan site to the north currently under construction).	
Fit with strategic policy objectives and direction	The site is outwith the East Lothian SDA as identified within SESplan and its development would not align with strategic policy objectives of steering new development towards the most sustainable locations within the city region. However, it is outwith a main settlement that is moderately accessible and provides a wide range	

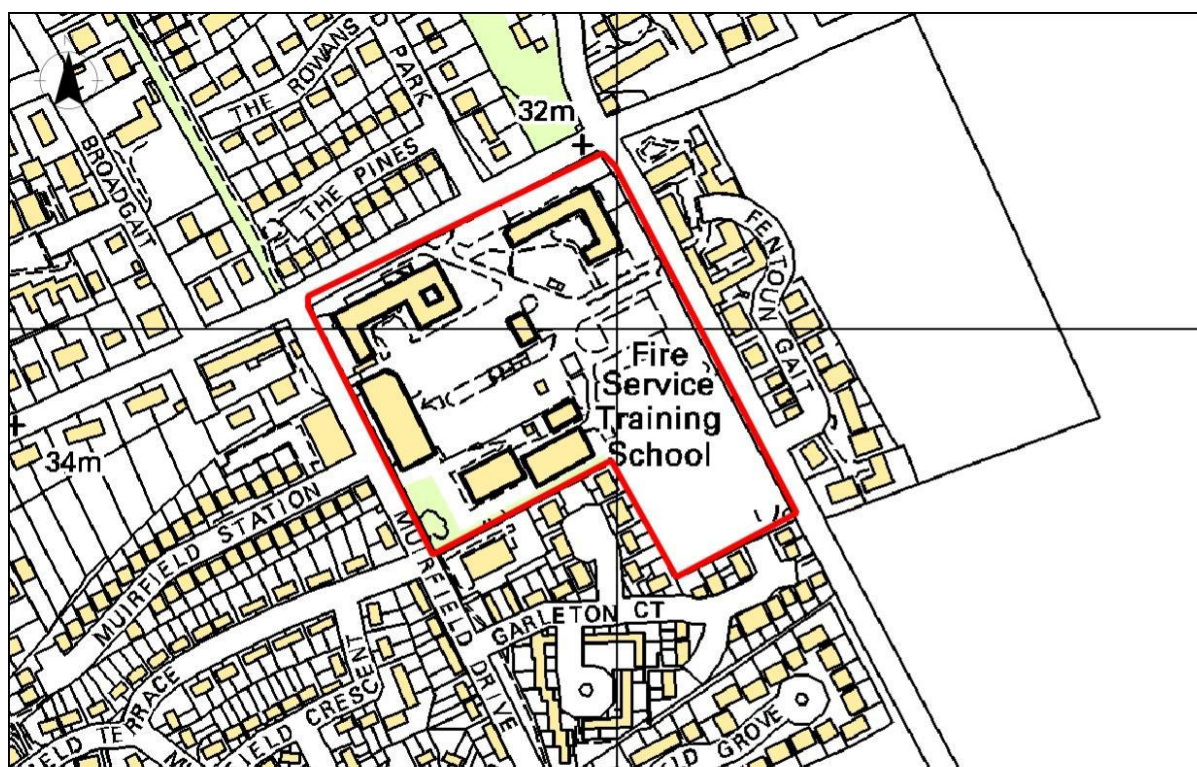
	of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site is served by Castle Moffat Water Treatment Works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. The local road network could accommodate additional traffic generated from this proposal, and Grange Road has recently been upgraded to accommodate the Gilsland Caravan site housing development to the north.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the owner would be seeking to redevelop the site in the short term. It is not know whether potential contamination would pose any constraints to development. The number of mature trees on the site may constrain the redevelopment of the site to some extent as they should be retained. 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 importance. The site's redevelopment would not result in the loss of protected trees or woodland, although may require the removal of some of the unprotected trees within the site. SNH advises that the site does not provide any suitable habitat for SPA species and can be screened out of the Habitats Regulations Appraisal.	o/?
Population	The site's redevelopment would not offer any particular benefits for the local population, although would be required to deliver an element of affordable housing should 5 or more units be brought forward. The site has reasonable access by active travel to the town centre and a range of facilities, services and employment opportunities.	+
Human Health	The site is identified as potentially being contaminated due to its past use as a hospital. Development may present opportunities to mitigate this. The site is accessible to sports facilities, open space and the Core Path Network.	+
Soil	The redevelopment of the site may 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. It 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	The site is unconstrained by existing sources of air, odour or noise pollution. The site will benefit from improvements to public transport accessibility and active travel routes that will be provided as part of the Gilsland and Mains Farm housing developments and should help minimise the need to travel by car.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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-west facing aspect does not lend itself to development that is resource efficient through siting (i.e. solar gain).	-
Material Assets	The redevelopment of the site would prioritise the use of brownfield land over greenfield land. It would not however involve the re-use of the existing buildings on site as it is proposed to demolish them and replace with new build.	o
Cultural Heritage	The site does not contain any listed buildings and is not within a Conservation Area. There are no scheduled monuments, gardens and designed landscapes or local archaeological sites in the vicinity that would be affected by the redevelopment of the site.	o
Landscape		o/?

	<p>The site is outwith any particularly visually sensitive locations and additionally is well screened by mature trees. These trees have significant visual amenity and would need to be retained should the site be redeveloped, and preferably should remain outside of private gardens to prevent encroachment into root protection areas. A detailed tree survey would be required.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Gullane Fire Service College
Site Ref	PM/NK/HSG112: LDP ref PROP NK6: Former Fire Training School
Source of Site Suggestion	Identified by Council officers due to closure of Fire Service College
Site Size (ha)	4.2ha
Current Use	Scottish Fire Service College (due for closure)
Proposed Use	Housing
Summary Description and Planning History	A brownfield site currently in use as a fire service training school. The site contains the 'Marine hotel' dating back to the early 20 th century and subsequent modern buildings. The land is relatively flat, has strong boundaries and is surrounded by predominantly residential development.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	Gullane Fire Services College is located towards the Eastern most extremity of Gullane, a town that is situated in close proximity to the coastline, between Aberlady and Dirleton. It is within the current settlement of Gullane, making it well related to existing development.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop, the nearest being directly on the perimeter of the site, with numbers 124, 126, 129, x24 and x25 that include half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station, with the nearest station being Drem, 5.95Km away. The site is within 1600m of a range of local services including Gullane primary school and local shop, community centre, GP and supermarket. The site is within walkable distance (1600m) of Gullane town centre with a limited range of facilities, services and employment opportunities. Perhaps more important is the close proximity to Muirfield Golf Course, offering a suitable location for tourism uses.	
Exposure	The site has little shelter from Northern winds by virtue of topography or vegetation/ woodland. However, existing	

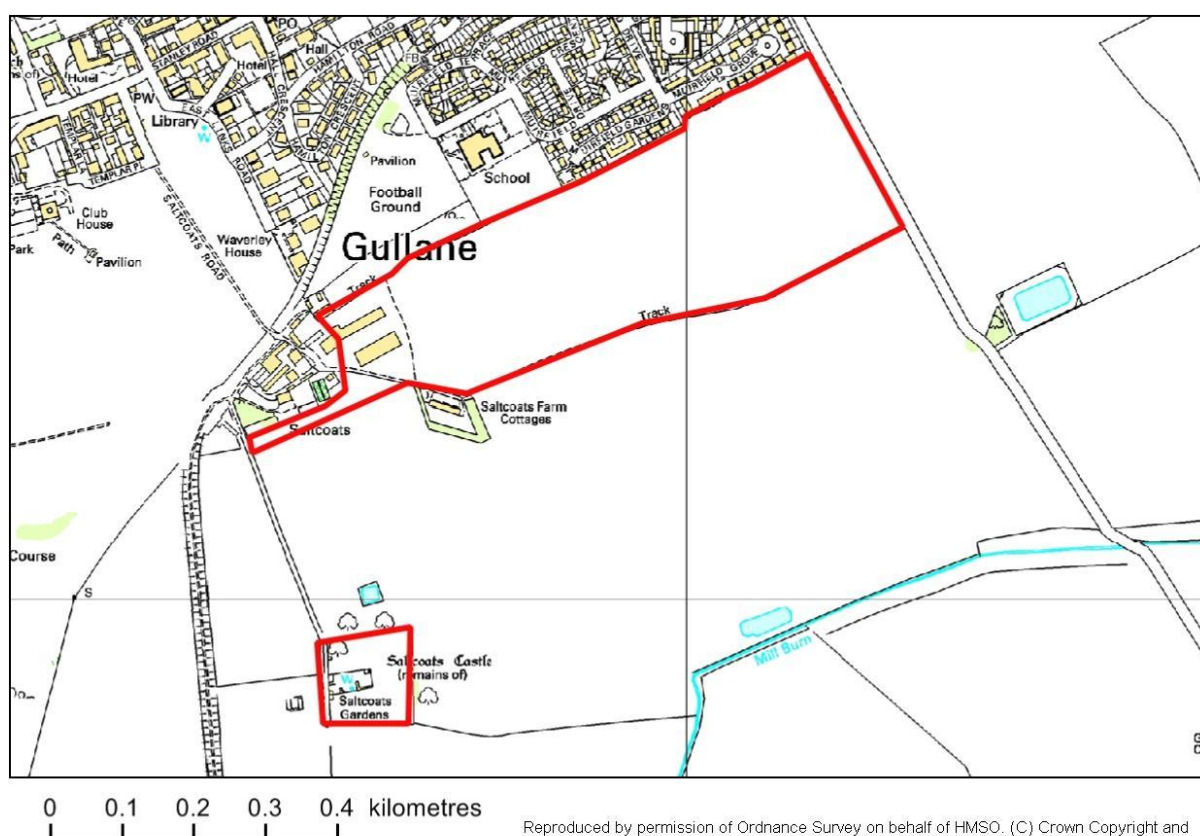
	development North East of the site may provide a small amount of shelter.	
Aspect	The site is relatively flat with the exception of several landscaped areas containing trees. The site is however generally North East facing.	
Suitability for Proposed Use	The site is physically suitable for the proposed use. The predominant surrounding and adjacent use is residential, so there should be no amenity conflicts caused by development on this site. The site is designated under Local Plan policy ENV1, which seeks to safeguard their residential character and amenity, so any new development, be it housing, tourism or employment would need to take this into account. In the case of tourism and employment, amenity conflict is more likely to occur.	
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. It is within Gullane settlement, which provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	There are existing accesses from N, E and W sides of the site (A198 Main Street, the C111, and Muirfield Drive). These appear suitable in principle for a new use on the site. No constraints on type of use are foreseen in transportation terms other than for heavy industry (large HGVs). The site is served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity	
Service infrastructure capacity	The site is within the catchment of Gullane Primary School, which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site, but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	There are no known constraints to the development of this land, however, a bat survey should be carried out to determine whether European protected bat species are present in the buildings. Dependent on the findings, there could be implications for the design of new 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 affordable housing to help meet local need. The site has reasonable access by public transport to facilities, services and employment opportunities.	+
Human Health	The site is not known to be contaminated. It is well connected to the core path network which gives access to Dirleton and Gullane and there are various public open spaces in the area.	0
Soil	The development of the site would not result in the loss of prime agricultural land and rare or rich carbon soils.	0
Water	The site is not within a Potentially Vulnerable Area. It is not within an area at risk of river, coastal or surface water flooding based on SEPA's flood map. There is potential for the site to increase surface run off and therefore increase the risk of surface floodwater elsewhere in Gullane, however this could be mitigated through careful design and inclusion of SUDS where necessary. SEPA states that an FRA (Flood Risk Assessment) is not required, however a review of the surface water 1 in 200 year flood map shows that there may be flooding issues within the site. May require further investigation.	?
Air	Development on the site would not be affected by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	0
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. 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, 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 aspect would not lend itself well to development that is resource efficient through siting (i.e. solar gain).	-/--

Material Assets	The development of this site would not result in the loss of greenfield land as redevelopment would make use of brownfield land.	o
Cultural Heritage	There are no listed buildings within the site boundary, however, there is one category B listed building (Muirfield lodge) within 22m of the site. The original 'Marine Hotel' building in the NW corner of the site dates from the early 20 th century. Although it is not listed, It is of some architectural and historic interest and makes a positive contribution to the streetscape. It would therefore be worthy of retention. There are no scheduled ancient monuments nearby to the site.	o/?
Landscape	The site is a previously developed site within the village of Gullane and its redevelopment would represent consolidation of the existing settlement pattern. The former Marine Hotel building is visible in long distance views of the village, and if removed this would represent the loss of a landmark. If it is retained, the impact of development on the site on the wider landscape would be minimal, subject to design and building heights of any new development. Impacts on the streetscape of the village would be dependent on detailed design and landscaping. The northern and western boundaries of the site are prominent from adjacent roads, while the eastern boundary is quite well-screened by vegetation, and the southern boundary is generally hidden from public view by other development.	o/?

SITE INFORMATION	
Topic	Comments
Site Name	Saltcoats Field
Site Ref	PM/NK/HSG060: LDP ref PROP NK7 to the west of a line running NNE/SSW from a point 35m from the SE boundary of Gullane Primary School playground; DC1 Rural Diversification is applied to the remainder of the main site: this policy and DC8: Countryside around Town are applied to Saltcoats Castle (the smaller, southern site).
Source of Site Suggestion	Agent (Wardell Armstrong) on behalf of landowner (Luffness Estate)
Site Size (ha)	17 ha total, 9 ha proposed development area
Current Use	Agricultural field
Proposed Use	Housing – 250 units
Summary Description and Planning History	A large site in arable use bordering the southern edge of Gullane.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Gullane but is well related to the village.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is not within 400m of a bus stop (approx. 600m to nearest stop with half hourly services between Edinburgh and North Berwick). The site is not within 800m of a railway station. The site is within walking distance (1600m) of all the local facilities in Gullane including GP surgery, primary school, shops, post office, sports facilities.	
Exposure	Existing development to the north and a tree belt along part of the northern site boundary provide some shelter from northerly winds.	
Aspect	The site is generally south/south west facing.	
Suitability for Proposed Use	The proposed land use would not result in land use conflicts with existing surrounding land uses which include residential and agricultural.	
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. It is adjacent to a main town that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	

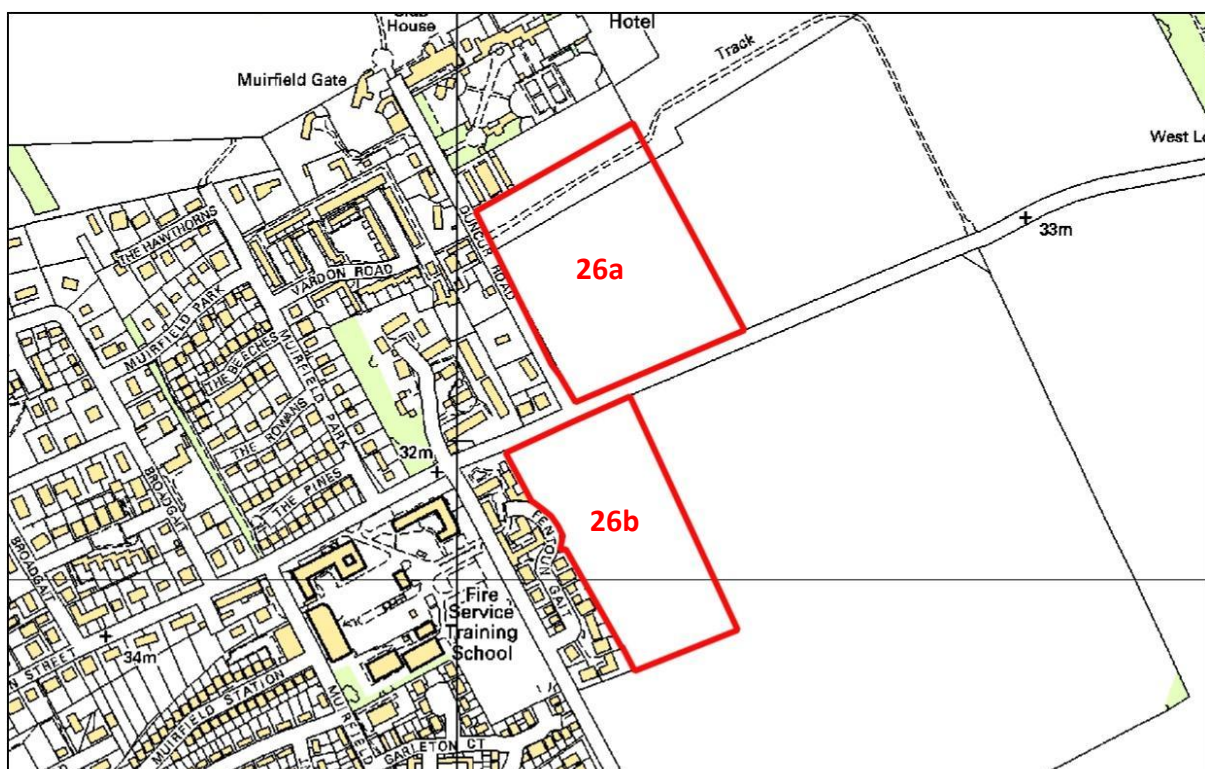
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Significant improvement to the C111 (West Road) would be required in order to provide a safe vehicular access for the site including a footway along the whole frontage of the site continuing northwards to the junction with the A198. Additionally there are existing drainage problems on the C111. Providing access along Saltcoats Road would be problematic as it is a private access.	
Service infrastructure capacity	The site is within the catchment of Gullane primary school which has limited capacity, with the potential for further modest expansion on the site may be possible but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the development could be implemented in 2014 assuming the LDP is adopted then. The proposer suggests that 90 houses could be built per year. However 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 importance. The site's development would not result in the loss of protected trees or woodland. The site is however within 1km of the Firth of Forth SSSI and within 2km of the Firth of Forth SPA. SNH has advised that 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. Notable species have been recorded within 100m of the site including the skylark.	o/?*
Population	The site submission states that the site could provide an additional 5% affordable housing in addition to the 25% required by current planning policy in order to help meet housing need in the local area. The draft masterplan submitted states that the development would include playing fields and a large area of open space for the local community. It has reasonable access to local facilities and services by active travel.	+
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and John Muir way, as well as the coast to provide opportunities for active travel and recreation. The draft masterplan indicates that pedestrian linkages would be provided to the existing network, and additional playing fields and open space would be provided to provide opportunities for sport and recreation.	+
Soil	The development of the site would result in some loss of prime agricultural land, mainly class 2. The development of this site may also result in a small loss of rare Brown Calcareous soil.	--
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment. Mill Burn is classified as being of 'bad' ecological status by SEPA, and a surface water sewer which crosses the north east of the site discharges into it. The site submission states that further work would be required to ascertain whether the proposed development could discharge into the existing sewer.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good active travel accessibility to local facilities and services and reasonable public transport to Edinburgh and North Berwick. However it is still likely that development on the site would lead to an increase in the need to travel by car to access higher level and regional level services.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. 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, 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 south facing aspect does 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 and with rare/rich carbon soils.	--
Cultural Heritage	The western boundary of the site borders Gullane Conservation Area. Four listed buildings lie approximately 400m to the south of the proposed housing site, one of which is the ruins of Saltcoats Castle which is also a Scheduled Ancient Monument. The proposed housing development would reduce the separation between Gullane and the scheduled monument and Historic Environment Scotland has raised some concerns that the development could impact upon its setting. The site submission proposes that enabling housing development in the large site could be used to fund consolidation work to Saltcoats Castle or potential conversion back into a residential property. The potential impact of the proposed development on heritage assets is therefore at this stage uncertain. Previous evaluation has uncovered remains to the north of the proposed housing site and there are undesignated cropmarks in adjacent fields. There is good potential for unknown archaeological remains in the proposed housing site, and very high potential for unknown remains around the Castle. Pre determination work would be required.	-/?
Landscape	Development of the site would result in the southwards expansion of Gullane into the surrounding open rural landscape, which is within the agricultural plain landscape character area. From the site there are panoramic views to the south which take in the Garleton Hills AGLV, and to the east there is a view of North Berwick Law. To the west glimpses of Gullane Conservation Area can be seen through mature trees. Gullane Millenium woodland forms part of the northern boundary of the site and provides natural screening and enclosure for this part of the site and provides a footpath link into Gullane. The indicative masterplan does not show any landscaping to the south of the proposed housing development, presumably to retain open views, however it is considered that the development would need to be softened with significant mixed species tree and shrub planting.	o/-

SITE INFORMATION	
Topic	Comments
Site Name	Muirfield, Gullane
Site Ref	PM/NK/HSG026a: LDP Policy DC1 Rural Diversification and DC8 Countryside Around Towns applied.
Source of Site Suggestion	Agent (Derek Scott Planning) on behalf of Cruden Homes
Site Size (ha)	4.5 ha
Current Use	Agricultural Land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site in agricultural use on the eastern edge of Gullane to the south of Greywalls Hotel.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary but well related to the existing settlement of Gullane.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station, but is within 1600m of facilities and services in Gullane which include a village hall, post office, sports clubs and local shops.	
Exposure	The site has good shelter from northerly winds through its topography and existing development to the north.	
Aspect	The site is generally south facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding land uses which include agricultural land, residential development and a hotel.	
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. It is adjacent to a main town that provides a moderate range of facilities and services. For	

	assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Whilst vehicular access could physically be gained from Duncur Road, in reality this would be problematic as it is a private road. Access directly from the A198 would not be permitted as the junction would be too close to Duncur Road. Footways would need to be provided.	
Service infrastructure capacity	The site is within the catchment of Gullane primary school which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that site is effective and capable of immediate development. However, 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.	

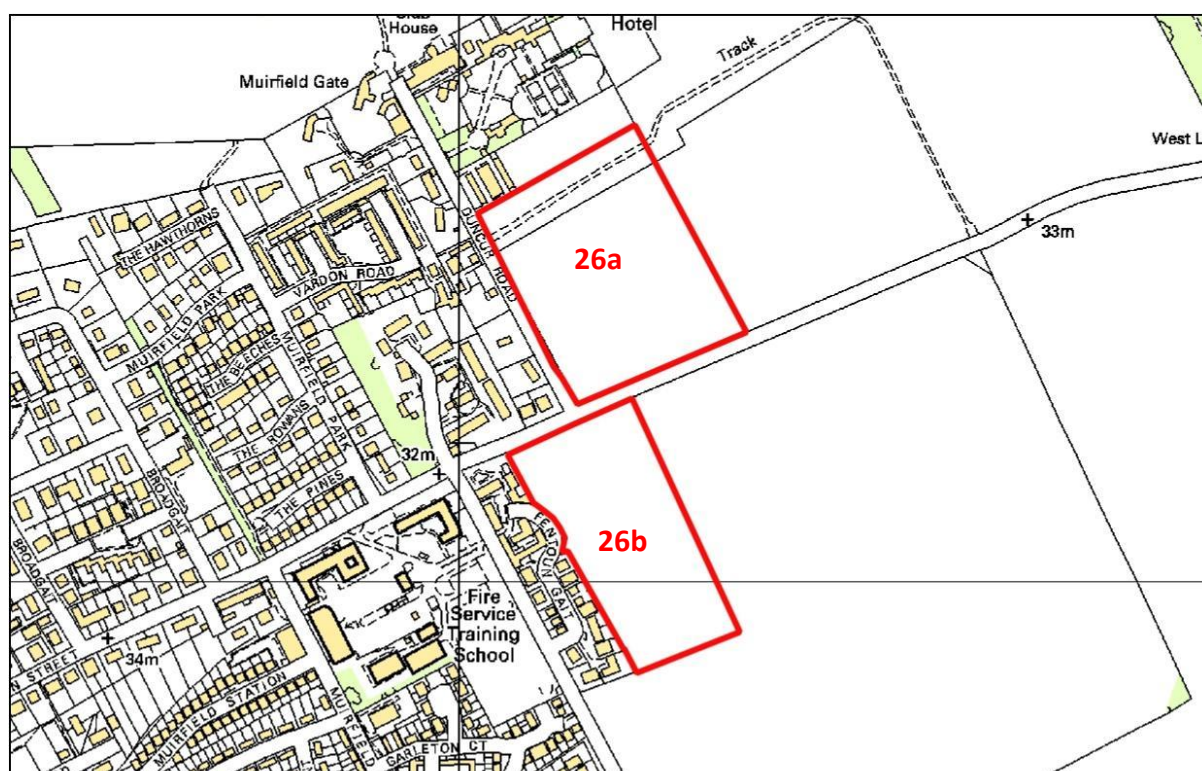




POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest but is within the main goose feeding area as identified in East Lothian's wind turbine guidance. The site is approximately 1.5km from the Firth of Forth SSSI and SPA and is screened in to the HRA process at this stage. The site's development would not result in the loss of protected trees or woodland. SNH has not raised any specific concerns with regards impacts on biodiversity, flora and fauna.	o/?*
Population	The site could provide affordable housing to help meet local need. The site has reasonable access by public transport and active travel to facilities, services and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site has good access to open space and the core path network and the John Muir Way pass along the southern boundary, providing opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 3.1 prime agricultural land and some loss of rare Brown Calcareous soils.	--
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. 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, 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 south facing aspect does 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 and with rare/rich carbon soils.	--
Cultural Heritage	The site is immediately to the south of Greywalls (High Walls) Garden/Designed Landscape and a number of listed buildings are in close proximity to the north including the category A listed Greywalls hotel, lodges, gates and walls, and the category A listed Muirfield Gate and Gatehouse/garage 150m north of the site. The Inventory of Gardens and Designed Landscapes in Scotland explains that open views south from the gardens across to the Garleton Hills and Lammermuirs were intentionally framed and form the principal vistas from the gardens. Development of housing on this site would adversely impact upon views from Greywalls southwards and resultantly harm the setting of the listed building and garden and designed landscape. The land is currently under cultivation and there is moderate to good potential for unknown archaeological remains.	-
Landscape	The site is within the North Berwick Plain landscape character area as identified in the Lothians Landscape Character Assessment. The site is exposed arable farmland to the south of Greywalls Hotel and designed garden. Duncur Road is a private access road and forms the west boundary of the site and there is a metal post and wire fence defining the boundary. The busy A198 defines the south boundary of the site. There are no natural boundary features on the site apart from a short section of mature managed beech hedge at the northwest corner of the site. This hedge screens a sheltered parking area associated with Muirfield Golf links. Development on the site would harm the setting of the Greywalls Garden and Designed Landscape, by impacting upon key views outwards to the surrounding countryside to the south. Development of the site would also result in intrusion into the rural landscape and would disregard the existing well defined settlement boundary of Gullane, SNH has raised concerns with regards this.	--

SITE INFORMATION	
Topic	Comments
Site Name	Muirfield, Gullane
Site Ref	PM/NK/HSG026b: LDP PROP NK8 Fenton Gait East
Source of Site Suggestion	Agent (Derek Scott Planning) on behalf of Cruden Homes
Site Size (ha)	3.5 ha
Current Use	Agricultural Land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site in agricultural use on the eastern edge of Gullane adjacent to existing residential development at Fenton Gait to the south of the A198.



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 outwith the settlement boundary but well related to the existing settlement of Gullane.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within 1600m of facilities and services in Gullane which include a village hall, post office, sports clubs and local shops.	
Exposure	The site has good shelter from northerly winds through its topography and existing development to the north.	
Aspect	The site is generally south facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding land uses which include agricultural land, residential development and a hotel.	
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. It is adjacent to a main town that provides a wide range of facilities and services. For	

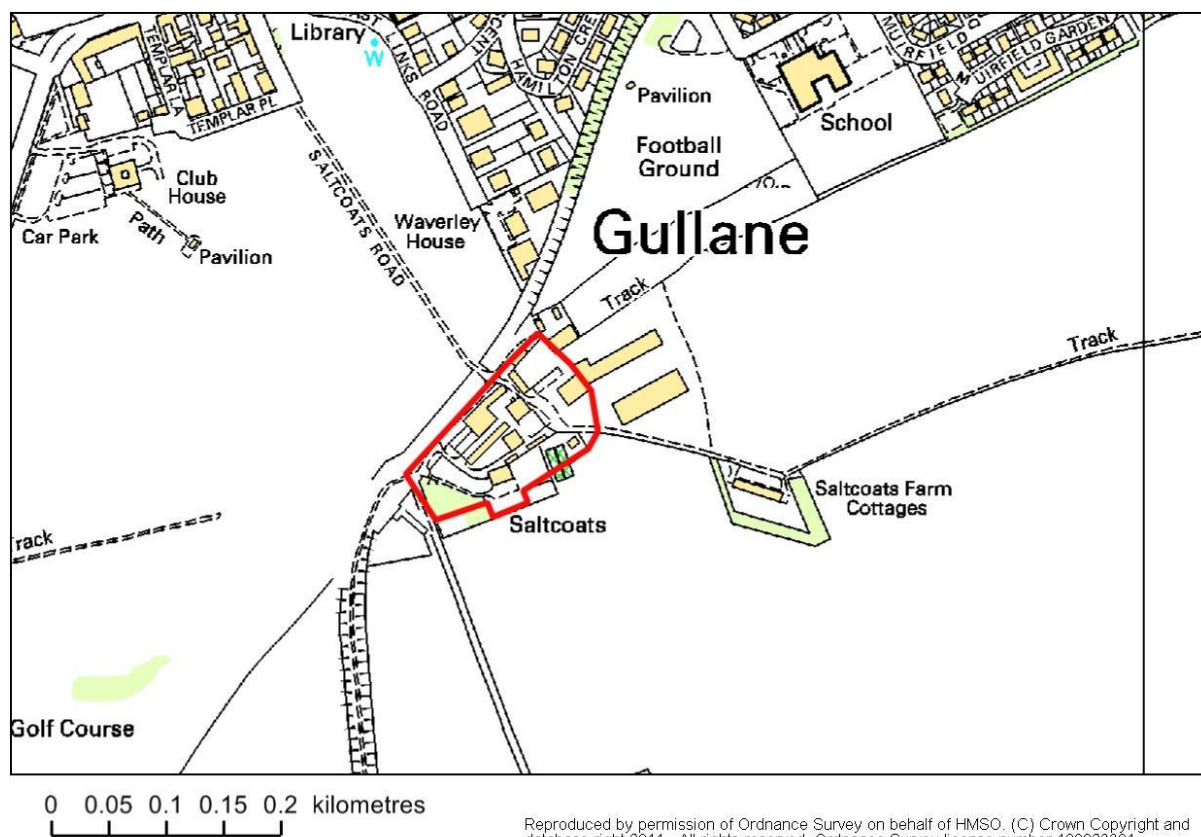
	assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Vehicular access could only be taken from Fentoun Gait, which is currently a quiet cul-de-sac with a footway on only the west side, so access through this development may not be desirable.	
Service infrastructure capacity	The site is within the catchment of Gullane Primary School which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that site is effective and capable of immediate development, however 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 but is within the main goose feeding area as identified in East Lothian's wind turbine guidance. It is approximately 1.5km from the Firth of Forth SSSI and SPA and is screened in to the HRA process at this stage. The site's development would not result in the loss of protected trees or woodland. SNH has not raised any specific concerns with regards impacts on biodiversity, flora and fauna.	o/?*

Population	The site could provide an element affordable housing to help meet local need. The site has reasonable access by public transport and active travel to facilities, services and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site has good access to open space and the core path network and the John Muir Way pass along the northern boundary, providing opportunities for active travel and recreation.	+
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. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. 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, 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 south facing aspect does 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. Category B listed Muirfield Lodge is located 50m to the north west of the site. The site is in close proximity to the Grey Walls Garden and Designed Landscape and there could be impacts on key views from this area.	o/-/?
Landscape	The site is within the North Berwick Plain landscape character area as identified in the Lothians Landscape Character Assessment. It is arable land with a southern aspect and is set lower down than the A198 from which it is separated by stone wall and mature trees. A property known as The Old Farm House (at the corner of Duncur Road and the A198) overlooks the site. A double row of mid-aged pine trees forms the eastern boundary of the site and a mature mixed shelter belt forms the south boundary of the site. Houses in Fentoun Gait and Muirfield Steading back onto the western boundary of the site and are higher in elevation than the site. In order to mitigate landscape impacts arising from encroachment of built development onto farmland, native species hedgerow and trees would be required to soften the edges of the development.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Land at Morin Builders yard, Gullane
Site Ref	PM/NK/OTH006: LDP Policy DC1 Rural Diversification and DC8 Countryside Around Towns applied.
Source of Site Suggestion	Agent (PPCA) on behalf on landowner (Morin Builders Yard, Gullane)
Site Size (ha)	0.1ha
Current Use	Described as a builders' yard but the submitted boundary relates largely to Saltcoats farm steading
Proposed Use	Inclusion within the settlement boundary of Gullane.
Summary Description and Planning History	An area on the southern edge of Gullane comprising a builder's yard with storage building, a derelict farm steading, converted agricultural buildings to form residential dwellings, two detached residential properties and a number of storage buildings and sheds.





0 0.0250.050.075 0.1 kilometres

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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located adjacent to Gullane but is outside the settlement boundary	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is accessed along a single lane track. It is not within 400m of a bus stop (only just over the threshold at 430m) or 800m of a railway station. It is within walking distance (1600m) of the facilities and services in Gullane.	
Exposure	Existing development provides the site with a degree of shelter from northerly winds but would be dependable on the maintenance of these buildings. The site is relatively exposed to the north due to lack the lack of vegetation and natural boundaries.	
Aspect	The site is generally south east facing.	
Suitability for Proposed Use	A specific use has not been proposed for the site, as the proposal is for an alteration to the settlement boundary to include the site. Presumably the intention may be to promote residential development within the site. The site itself currently has a mix of uses and is bordered by agricultural uses and a golf course.	
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. It is also adjacent to a main town 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	The site is accessed by a narrow road from the north through Gullane Links golf course, or a rutted farm track to the south, therefore if the site became part of the settlement and subject to further built development, upgrades would likely be necessary. The site is served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Improvements to Saltcoats Road and its junction with Templar Place would be required to enable development on the site. However there are currently issues with the Golf Club with regards improvements which are required as a condition of the planning permission for the steading conversion	
Service infrastructure capacity	Should housing be proposed on the site at a later date, the site is within the catchment of Gullane Primary School which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The proposal is for a boundary change and is not proposing built development at this stage, however it has not yet been established whether there is sufficient infrastructure capacity to serve the boundary change and what the timescales would be for achieving this. Current issues with regards to upgrades to Saltcoats Road would need to be resolved before any development could take place in future.	





POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any international, national or local areas designated for their nature conservation importance. Priority habitat borders the north western site of the site (comprising of neutral grassland and dune grassland). There are no protected trees or woodland within the site. Notable species have been recorded within 100m of the site including the skylark.	o/?
Population	The potential benefits of future development on the site for the local population are unknown as no specific use has been proposed at this stage. However the site has reasonable access to local facilities and services through active travel.	?/+
Human Health	The site is not known to be contaminated. The site has good access to open space and the core path network passes through the site presenting opportunities for active travel and recreation.	+
Soil	The development of the site may result in some loss of class 3.1 prime agricultural land and rare Brown Calcareous soil. However the sites inclusion within the settlement boundary and possible resultant redevelopment may not contribute to this loss as the site is previously developed.	-/?
Water	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	The site is unconstrained by existing sources of air pollution. The site has good active travel accessibility to local services and facilities and reasonable public transport accessibility to access town centres and higher level services, however due to the limited range of facilities and employment opportunities locally it is likely that development on the site would still increase the need to travel by private car and result in an increase in emissions.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. 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, 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 aspect lends itself well to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The site is previously developed land and therefore any future development on the site would be making an efficient use of land. However the current DC1 designation of the site would still allow for the re-use of the existing buildings, and retaining the current designation offers more protection for the retention and re-use of the buildings on site than if it became part of the established settlement. However an area of prime agricultural land and rare/carbon rich soils would be lost.	--
Cultural Heritage	The site is within Gullane Conservation Area. Historic Environment Scotland has commented that further development of the site could affect the character of the Conservation Area and an assessment would be needed to properly assess such impacts. The redundant steading buildings, whilst not listed, are still of architectural merit and contribute to the character of the Conservation Area and should be retained. The site has previously been recorded by a historic building survey. There is good potential for unknown archaeological remains.	-/?
Landscape	The site is surrounded by agricultural land and the golf course to the north west. The northern boundary is bound by a Core Path (which is also the John Muir Way) and the site is highly visible from the core paths which approach from surrounding countryside and from Gullane itself. On the approach into Gullane along the A198 there are extensive views across the town and surrounding countryside to the south. Within these views the site is clearly visible and is perceived to be a farm settlement that is separate to the built extent of Gullane and is not read in the landscape as being part of Gullane itself. Redefining the settlement boundary to incorporate the site would therefore not be logical in landscape terms. The inclusion of the site within the settlement boundary could result in development being proposed that changes the character of the site from its present rural character into a more urban form and this would impact upon the views towards the site from the surrounding landscape, and change the way the site is currently read as part of the rural landscape. There are mature trees within the steading complex, as well as along and adjacent to the southern boundary of the site and these have significant visual amenity and are an integral part of the setting and landscape character of the area. Natural stone walls are also an important feature of the site and would need to be retained.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Gullane Rural Affordable Housing Option
Site Ref	PM/NK/HSG088: LDP PROP NK9: Fenton Gait South
Source of Site Suggestion	Rural affordable housing site option selected for consideration by the Council.
Site Size (ha)	0.88ha
Current Use	Agricultural land
Proposed Use	Affordable housing
Summary Description and Planning History	A small greenfield site on the south eastern edge of Gullane to be considered as a potential affordable housing site for the local population.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary of Gullane but is well related to the village, being adjacent to existing housing on its northern and western sides.	
Accessibility	Gullane's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks tenth among eleven key settlements in East Lothian. It is therefore less accessible in regional terms than the six main towns and some of the villages located further west. The site is within 400m of a bus stop which provides a half hourly service between Edinburgh and North Berwick. The site is not within 800 m of a railway station. The site is within walking distance (1600m) of a range of local facilities and services including shops, post office, GP surgery, library and primary school.	
Exposure	Existing development to the north of the site offers some protection from northerly winds.	
Aspect	The site is gently undulating, the northern part of the site is generally north/north east facing and the southern half is east/south east facing.	
Suitability for Proposed Use	The site is generally suitable for housing and would not result in conflict with adjacent land uses which are residential and arable agricultural land.	
Fit with strategic policy	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	

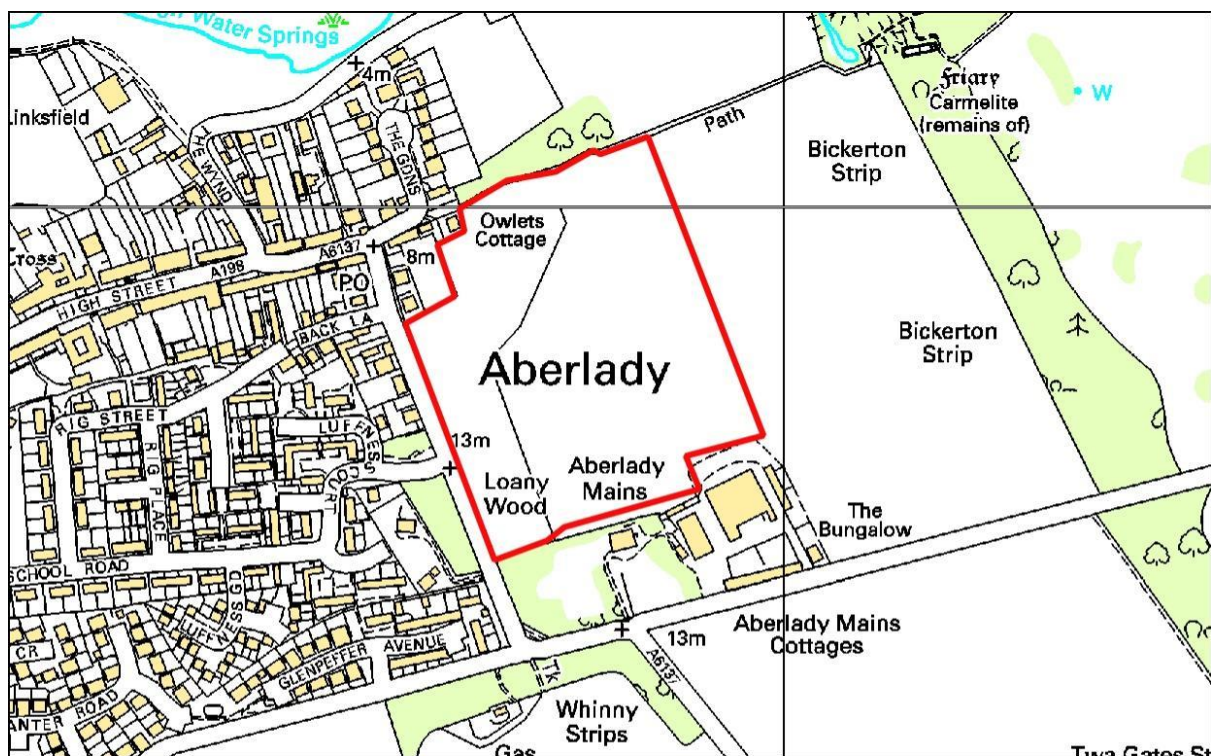
objectives and direction	sustainable locations within the city region. It is also adjacent to a main town that provides a wide range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. There are constraints in providing acceptable vehicular access to the site without significant upgrades to the C111. A footpath would be needed over the full frontage of the site to continue northwards to the A198.	
Service infrastructure capacity	The site is within the catchment of Gullane primary school which has limited capacity. There may be potential for further modest expansion on the site but additional land may be required. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
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 importance. The development of the site would not result in the loss of any protected trees or woodland. The site is within 2km of the First of Forth SPA, Ramsar and SSSI. SNH has advised that 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.	o/?*

Population	The site would provide affordable housing to help meet local need. The site has reasonable access by public transport and active travel to a town centre, education and community facilities and employment opportunities.	+
Human Health	The site is not known to be contaminated. The site has good access to existing open space and facilities including a football ground, bowling green, tennis courts and golf courses. It is also within 400m of the Core Path network which provides opportunities for active travel and recreation.	+
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. It is not within a Potentially Vulnerable Area. SEPA has not raised any concerns with regards flood risk or impact on the water environment.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good active travel accessibility to local facilities and services and reasonable public transport to Edinburgh and North Berwick. However it is still likely that development on the site would lead to an increase in the need to travel by car to access regional level services.	o
Climatic Factors	Gullane is in a less accessible location in regional terms than most other East Lothian towns and larger villages and is further from major centres of employment than many other East Lothian settlements, though has a moderate range of local facilities and services. 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, 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 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 not within a Conservation Area and there are no listed buildings or scheduled monuments on the site or in close proximity.	o
Landscape	The development of the site would result in the extension of the built extent of Gullane into surrounding countryside. The surrounding landscape character is flat arable land and there are long distance views from the site eastwards towards North Berwick Law. The site has a post and wire fence with a mid-aged tree lined boundary (consisting of birch, beech Oak and lime) that runs parallel to the road along the west of the site. These trees screen views to and from the site and should be retained as they provide a well established landscape feature that would help integrate the housing into the adjacent rural landscape. This boundary treatment would need to be extended around the proposed boundary of the site to the south and east as there are currently no boundaries to the proposed site.	o/-

SITE INFORMATION	
Topic	Comments
Site Name	Bickerton Field, Aberlady
Site Ref	PM/NK/HSG006: LDP Policy DC1 Rural Diversification and DC8 Countryside Around Towns applied.
Source of Site Suggestion	Agent (Wardell Armstrong) on behalf of landowner (Luffness Estate)
Site Size (ha)	6.7 ha
Current Use	Agricultural land
Proposed Use	Housing – up to 60 units
Summary Description and Planning History	A mostly flat, greenfield site currently in agricultural use on the eastern edge of Aberlady.



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 well related to Aberlady, but is outside the current settlement boundary.	
Accessibility	The site is within 400m of the nearest bus stop but the service from that stop is less than hourly. The frequent half hourly bus service between North Berwick and Edinburgh serves a bus stop approximately 500m from the site. The site is not within 800m of a rail station. The site is within walking distance (1600m) of Aberlady's local facilities and services including the primary school, post office and local shops.	
Exposure	The tree belt along the northern boundary provides an element of shelter for part of the site from northerly winds.	
Aspect	The site is generally north/north west facing.	
Suitability for Proposed Use	The site is generally suitable for housing and would not result in conflicts with surrounding uses which include arable agricultural land and residential.	
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. It is also adjacent to 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	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity.	

	Highways access could be provided from Haddington Road and there would be sufficient capacity on the local highways to accommodate traffic generated from the site. Upgraded footpaths would be required along Haddington Road and pedestrian refuge islands would be beneficial to enable a safer route to the primary school.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the site could be developed in 2014/15, within 6 months of planning permission being granted, and would take 1 year to complete. The submission indicates that there are no physical infrastructure constraints however 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. It would be necessary to re-route the BT infrastructure at the northern end of the site however this would not inhibit development. The indicative masterplan has been designed to take account of the location of gas, water and electricity services and the open space has been designed in areas above foul and surface water sewer pipes.	



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 but is within 200m of the Firth of Forth SSSI, Ramsar and SPA and Aberlady Bay nature reserve. SNH has advised that 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. The site's development would not result in the loss of protected trees or woodland, although a TPO tree belt runs along part of the northern boundary of the site. Notable species have been recorded within 100m of the site including the Kentish snail. The indicative masterplan suggests that the biodiversity of the site could be enhanced by extending existing hedgerows and including areas of tree and shrub planting and species rich grassland.	o/?*
Population	The site would provide a proportion of affordable housing to help meet need in the local area. The site has good active travel accessibility to local community facilities, and reasonable public transport accessibility to town centres and employment opportunities in North Berwick and Edinburgh.	+
Human Health	The site is not known to be contaminated. The site is reasonably accessible to the core paths network, and close to the coast which provides recreation opportunities. The indicative masterplan also indicates that the development could provide a village green space and a large area of amenity open space with footpath links to provide opportunities for recreation.	+
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	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map, but is close to an area at medium risk of coastal flooding. The site will potentially require a flood risk assessment. SEPA has stated that it is likely that the height difference between the flood zone and site will reduce the flood risk. The site is within Potentially Vulnerable Area 10/23. SEPA has no concerns about the impact on the water environment.	?
Air	The site is unconstrained by existing sources of air pollution. Notwithstanding the fact that the site has reasonable public transport accessibility it is still likely that development of housing on the site would increase the need to travel by car to access higher level services and employment opportunities.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 site is within Aberlady Conservation Area and is in close proximity to numerous listed buildings. It is also within the vicinity of Luffness & Gosford House Garden and Designed Landscapes. The development of the site could impact upon the character of the Conservation Area although any negative impacts could be mitigated through high quality and responsive design. The land is currently under arable cultivation and within 400m of Luffness Friary Scheduled monument and it is considered there is good to high potential for unknown archaeological remains.	-/?
Landscape	The site is within the North Berwick Plain landscape character area as identified in the Lothians Landscape Character Assessment. The development of the site would encroach into the currently open rural landscape. There are views from the site towards Aberlady Bay Nature Reserve and Gullane Bents (both are within an AGLV). It is likely that a housing development on this site would negatively affect the landscape setting of these sensitive sites and therefore if development took place, a minimum of a 20 metre wide strip of large scale native trees shrubs and hedgerows should be planted parallel to the northern boundary (from Owlets cottage to Bickerton strip), so as to prevent any views of potential future housing on the site from Aberlady Bay and Gullane Bents. From the unclassified road (between Aberlady Mains Cottages and Bickerton Strip) to the south there is an open view onto the site. Hopetoun Monument and the Garleton Hills are also visible from the east end of the site. Housing in this site when viewed from the formerly mentioned AGLV, unless sensitively landscaped would impact on views towards the coastal AGLV. Significant landscape planting would be required to lessen the landscape impacts of development on this site and would likely need to comprise of mixed native hedgerow and substantial mixed species tree strips being planted around the perimeters of the site.	-/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Aberlady – Elcho Terrace
Site Ref	PM/NK/HSG098 Included in PROP NK10: Aberlady West, Aberlady with PM/NK/HSG039 and PM/NK/HSG116
Source of Site Suggestion	East Lothian Council
Site Size (ha)	1.2ha
Current Use	Agricultural land
Proposed Use	Affordable housing – approximately 24 houses
Summary Description and Planning History	A small greenfield site on the south western edge of Aberlady in agricultural use.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary but is well related to the village with existing housing bordering the northern and eastern site boundaries.	
Accessibility	The site is within 400m of a bus stop which provides services at least every half an hour between Edinburgh and North Berwick. It is not within 800m of a train station. It is within walking distance (1600m) of a range of local facilities and services in Aberlady including a primary school and local shops.	
Exposure	Existing development and a tree belt to the north provide good shelter from northerly winds.	
Aspect	The site is south facing.	
Suitability for Proposed Use	The site is generally suitable for housing and would not result in any land use conflicts with surrounding uses which include residential and arable agricultural land.	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Elcho Terrace is too narrow to provide vehicular access on to the site and	

	instead access would need to be taken either from The Pleasance or Kirk Road.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	There are no known constraints that would prevent the site being delivered within the LDP period however 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.	

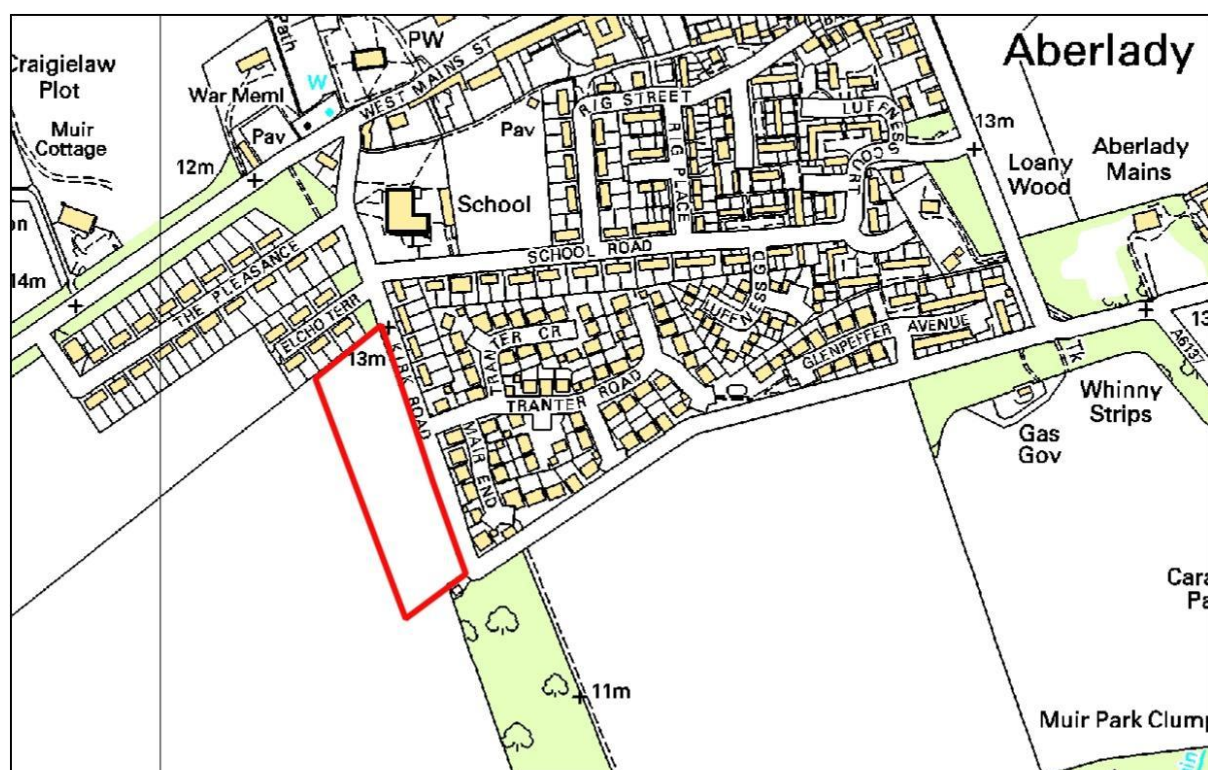


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site is however within 600m of the Firth of Forth SSSI, Ramsar, and SPA and within the main feeding area for pink footed geese as identified in the Council's lowland wind turbine guidance. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA,	o/?*

	therefore the site should be screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage. The site's development would not result in the loss of any protected trees. Notable species including the Eurasian curlew and Kentish snail have been recorded within 100m of the site.	
Population	The site would provide affordable housing to help meet local need. The site has reasonable access by active travel and public transport to a town centre, education, community facilities and employment.	+
Human Health	The site is not known to be contaminated. The site is within 200m of the Core Path network which provides opportunities for active travel and recreation. It is also within easy reach of open space and play facilities in Aberlady as well as within easy walking distance of the coast and recreational opportunities it provides.	+
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	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. Aberlady is however within Potentially Vulnerable Area 10/23 although Aberlady is not listed as one of the towns with properties at risk of flooding.	o
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has reasonable active and public transport accessibility and good access to local facilities in walking distance, however it is still likely that development on the site would result in additional car travel to access higher level services e.g. higher level shopping, healthcare, employment opportunities.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 south facing aspect would 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 lies adjacent to Aberlady Conservation Area and 200m north of Gosford House Garden and Designed Landscape. Careful consideration would need to be given to the design of the development to ensure it does not harm the architectural or historic character of the village.	o/?
Landscape	The landscape character of the site is predominantly flat arable land enclosed with mature hawthorn hedging on the eastern and southern boundaries, and the rear boundaries of properties along the Pleasance forming the northern boundary. There are views out of the site to the south west of the Gosford estate mature woodlands. There is an existing mature shelterbelt of mixed trees (TPO 33) that screen views to and from the sites that runs parallel to the road A198 to the Northwest of the site. The development of the site would result in the encroachment of built development into the	o/-/?

	<p>open rural landscape however mitigation could be provided in the form of mixed native hedgerow around the perimeters of the field infilling all gaps in the existing hedging, and along the western boundary, a ten metre wide strip of mixed native trees in order to screen and shelter any housing on the site when viewed from the west.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Land at Kirk Road, Aberlady
Site Ref	PM/NK/HSG039: Included in LDP PROP NK10 Aberlady West, Aberlady (see also PM/NK/HSG116 and PM/NK/HSG098)
Source of Site Suggestion	Agent (KCC Consulting) on behalf of landowner (Lord Wemyss Trust)
Site Size (ha)	1.46 ha
Current Use	Agricultural land (previous precast concrete housing units (10 no.) were in place in the northern section of the site and demolished in the late 1960s)
Proposed Use	Housing – 20 affordable homes for rent.
Summary Description and Planning History	A small greenfield site on the south western edge of Aberlady in agricultural use, to be considered as a potential affordable housing site for the local population.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the settlement boundary but is well related to the existing settlement of Aberlady.	
Accessibility	The site is within 400m of a bus stop from which a half hourly service operates between North Berwick and Edinburgh. The site is not within 800m of a railway station. The site is within easy walking distance (1600m) of Aberlady's high street and community facilities including a primary school and local convenience shop.	
Exposure	Existing built development to the north provides some shelter from northerly winds.	
Aspect	The northern half of the site is generally south facing, and the southern half is generally north facing.	
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.	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Highways access would be achievable from Kirk Road. There are	

	concerns over road safety and 'rat running' in the area – 4 accidents have been recorded in the past 7 years at the junction of the A198 with West Main Street.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that subject to planning permission and necessary approvals work on site could begin immediately and would expect to complete 10 no. units per year. However 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.	

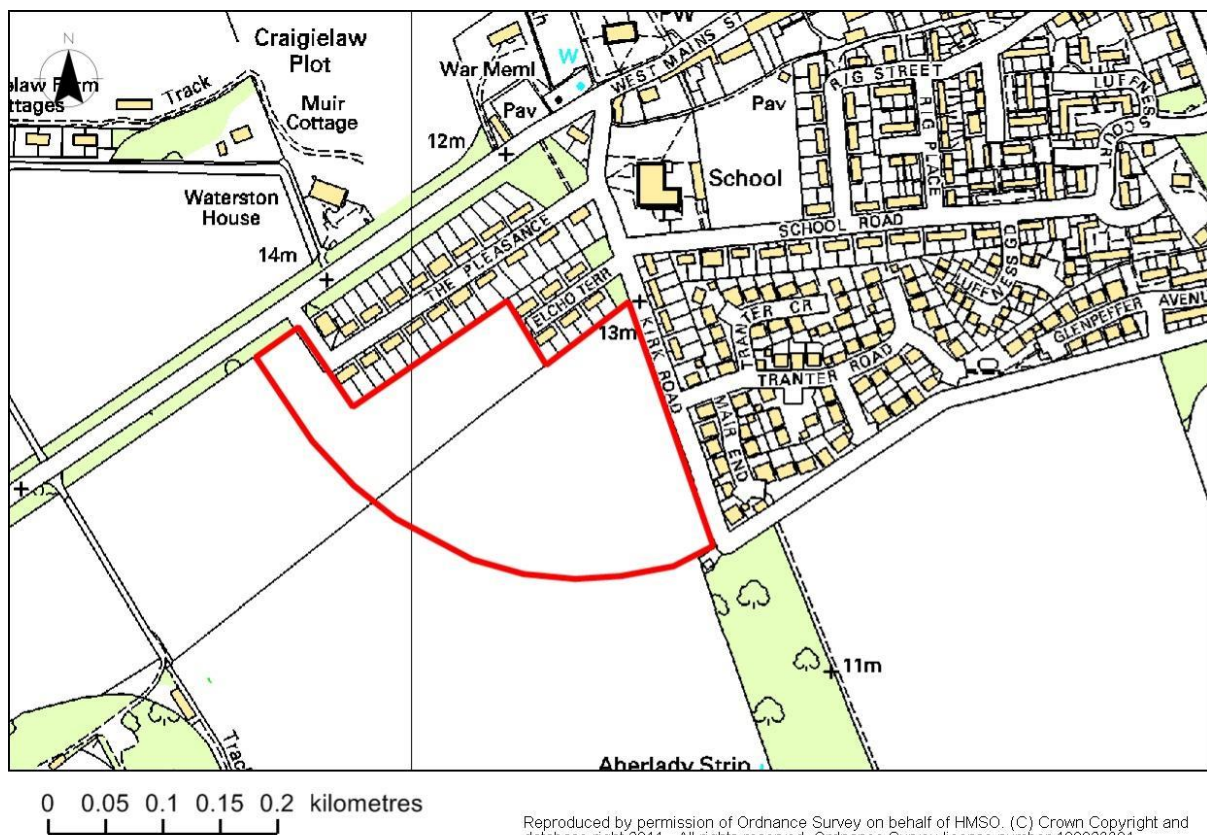


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. However the site is close (600m) to the Firth of Forth SPA and within the main geese feeding area as identified in the Council's wind turbine guidance. SNH has advised that 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. Notable species including the Kentish snail have been recorded within 100m of the site. The southern boundary of the site also borders the Gosford Estate locally listed wildlife site.	o/?*
Population	The development would provide affordable housing to help meet local need. The site has reasonable access to facilities and services through public transport and active travel.	+

Human Health	The site is not known to be contaminated. The site is well connected to the Core Path network and John Muir way to provide opportunities for active travel and recreation.	+
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	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. Aberlady is however within Potentially Vulnerable Area 10/23 although Aberlady is not listed as one of the towns with properties at risk of flooding. Development of the site would not be likely to increase flood risk elsewhere or have harmful impacts on the ecological status of the water environment. The rivers in the vicinity of Aberlady have been classified as 'bad' ecological status by SEPA.	o
Air	Development on the site would not be affected by existing sources of air pollution. The site has reasonable public transport accessibility however it is likely that the development of the site for housing would increase travel by car to access facilities and employment.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 development of the site would result in the loss of greenfield land albeit that the northern part of the site has been subject to housing development historically.	o/-
Cultural Heritage	Adjacent to Gosford House Garden/ Designed Landscape, and adjacent to Aberlady Conservation Area. Historic Environment Scotland have commented that development on the site could affect the character of the conservation area and a design strategy would need to be developed based on a completed conservation area appraisal in order to allow for a full assessment of any potential impact and change. The land is currently under arable crop and there is moderate to good potential for undesignated archaeological remains.	-/?
Landscape	The landscape character is predominantly flat arable land enclosed with hawthorn hedging on the north and east with views out of the site to the south west of the Gosford estate (designated as a designed landscape) mature woodlands. A footpath with street lights and a managed mature defunct hawthorn hedge separates Kirk Road from the site. The back of the houses on Tranter Road dominates the view from the site to the east. Existing mature trees that are owned and managed by East Lothian Council are located to the north of the site, and have significant visual amenity and help to provide a landscape setting and provide a gate way into Elcho Terrace and Kirk Road. Development of the site would result in an	o/-/?

	<p>encroachment of built development into open rural land but mitigation could be provided in the form of mixed native hedgerow around the perimeters of the field infilling all gaps in the existing hedging and inside the hedge on the west side a minimum of a ten metre wide strip of mixed native trees to screen and shelter housing on the site.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	West Aberlady
Site Ref	PM/NK/HSG116: LDP PROP NK10 Aberlady West, Aberlady (see also PM/NK/HSG039 and PM/NK/HSG098)
Source of Site Suggestion	Selected for consideration by Council officers. Part of site (PM/NK/HSG039) was submitted by Agent (KCC Consulting) on behalf of landowner (Lord Wemyss Trust).
Site Size (ha)	5.8ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description and Planning History	A greenfield site on the south western edge of Aberlady in agricultural use.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the settlement boundary but is well related to the existing settlement of Aberlady.	
Accessibility	The site is within 400m of a bus stop from which a half hourly service operates between North Berwick and Edinburgh. The site is not within 800m of a railway station. The site is within easy walking distance (1600m) of Aberlady's high street and community facilities including primary school and local convenience shop.	
Exposure	Existing development and a tree belt to the north of the site provide good shelter from northerly winds.	
Aspect	The site is generally south west facing.	
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.	
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. It is also adjacent to 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	The site would be served by Castle Moffat Water Treatment Works and Gullane Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Gullane WWTW has limited capacity. Highways access would be achievable from Kirk Road and the site's	

	development also presents an opportunity to create a new road link between Kirk Road and the A198, utilising the existing priority junction at the Pleasance, minimising and alleviating pressure on the road by the primary school, which is the subject of road safety concerns.	
Service infrastructure capacity	The site is within the catchment of Aberlady Primary School, which has limited capacity. There may be potential for further modest expansion on the site. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site, but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	There are no known constraints that would prevent the site being delivered within the LDP period however 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.	

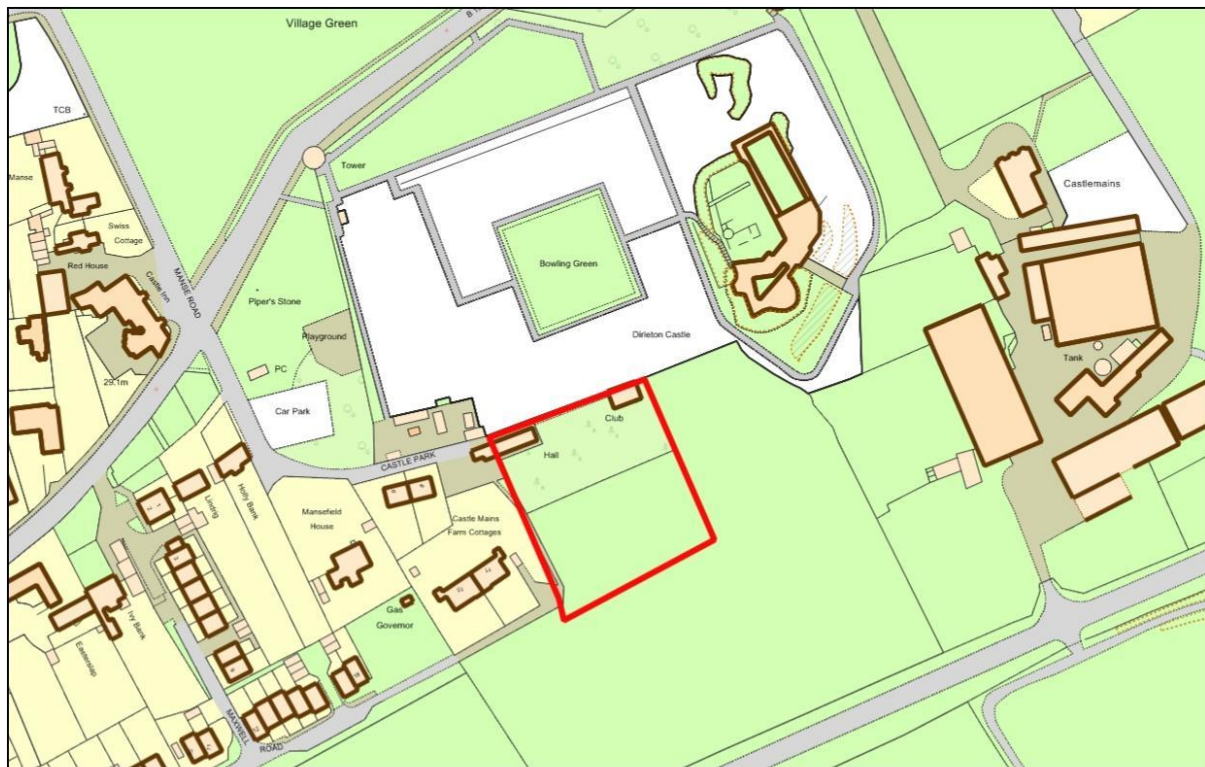


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. It is however only 700m from the Firth of Forth SSSI, SPA and Ramsar site and within the main feeding area for pink footed geese as identified in the Council's lowland wind turbine guidance. SNH has advised that 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. The site's development would not result in the loss of any protected trees. Notable species including the Eurasian curlew and Kentish snail have been recorded within 100m of the site. The south east of the site borders the Gosford Estate Listed Wildlife site 2008 and an area of designated Ancient Woodland.	o/?*

Population	The site would provide housing, including an element of affordable housing to help meet need. Aberlady High Street is within close proximity of the site and can be accessed via active travel.	+
Human Health	The site is not known to be contaminated. The site is well connected to the Core Path network and John Muir way to provide opportunities for active travel and recreation. It is also within easy reach of open space and play facilities in Aberlady as well as within easy walking distance of the coast and the recreational opportunities it provides.	+
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	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. Aberlady is within Potentially Vulnerable Area 10/23 although Aberlady is not listed as one of the towns with properties at risk of flooding. SEPA's flood maps indicate there may be flooding issues adjacent to the site. The site might require a flood risk assessment. SEPA advises there could be additional pressure on the local Sewage Treatment Works and pumping station. The Gosford Burn located to the south of the site has been classified as 'bad' ecological status by SEPA.	-/?
Air	Development of the site would not be affected by existing sources of air pollution. The site has good access to the core path network and relatively good public transport links however it is likely that development of the site would generate the need for an increase in car use to access facilities and higher level services.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 South facing aspect lends itself to development that is resource efficient through siting (i.e. solar gain).	-/--
Material Assets	The sites development would not make efficient use of the land as it is an area of Greenfield prime agricultural land. The north east of the site has however historically been subject to housing development.	o/-
Cultural Heritage	The site is not within but is on the south-western edge of the Aberlady Conservation Area. Historic Environment Scotland considers that development on the site has the potential to fundamentally change the character of the Conservation Area and advises that a design strategy should be developed and used in conjunction with a conservation area appraisal. This will allow for a full assessment of any potential impact and change. Historic Environment Scotland also advises that the site's proximity to Gosford House should be taken in to account through the design and density of any proposed development. A clear buffer should be maintained between the edge of the development and the designed landscape to the south. If the entire allocation were to be	-/?

	developed, this would result in a curved boundary, which may have an impact on the appearance of the settlement form. This could be considered in the zoning of the allocation area. There is moderate potential for as yet unknown archaeological remains on the site.	
Landscape	<p>The landscape character of the site is predominantly flat arable land with an existing mature shelterbelt of mixed trees (TPO 33) to the north west of the site that screen views to and from the site and runs parallel to the road A198. The rear boundaries of properties along the Pleasance also form the northern boundary. There are views out of the site to the south west of the Gosford estate mature woodlands (designated as a designed landscape). To the east of the site a footpath with street lights and a managed mature defunct hawthorn hedge separates Kirk road from the site. The back of the houses on Tranter road dominates the view from the site to the east. Existing mature trees that are owned and managed by East Lothian Council are located to the north east of the site, and have significant visual amenity and help to provide a landscape setting and provide a gate way into Elcho Terrace and Kirk Road.</p> <p>Development of the site would result in an encroachment of built development into open rural land but mitigation could be provided in the form of mixed native hedgerow around the perimeters of the field infilling all gaps in the existing hedging and inside the hedge on the west side a minimum of a ten metre wide strip of mixed native trees to screen and shelter housing on the site.</p>	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Land off Castle Park, Dirleton
Site Ref	PM/NK/HSG046: LDP Policy DC1 Rural Diversification and Policy DC8 Countryside Around Towns applied to all but the footprint of the Hall in the NW corner, to which Policy OS1 Protection of Open Space is applied.
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	0.35ha
Current Use	Partly agricultural and woodland; part of the site was previously developed for a community hall which has now fallen into a state of disrepair.
Proposed Use	Housing – 4-5 units
Summary Description and Planning History	A greenfield site directly to the south of Dirleton Castle, the northern half of which is covered with planted conifer trees and contains two small buildings along its northern edge.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Dirleton but is adjacent to the village.	
Accessibility	The site is within 400m of a bus stop, with regular half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of local facilities in Dirleton including a primary school, open space, convenience store and post office.	
Exposure	The tall conifer trees in the northern half of the site currently provide good shelter from northerly winds for the southern part of the site.	
Aspect	The site is north east facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with surrounding land use which include agriculture, residential and Dirleton Castle.	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Access to the site is via a private road which is in	

	poor condition, and the junction with Manse Road has limited capacity for additional traffic.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the scheme could be developed in 2015. Vehicular access to the site is along a single width road and could be a constraint 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.	

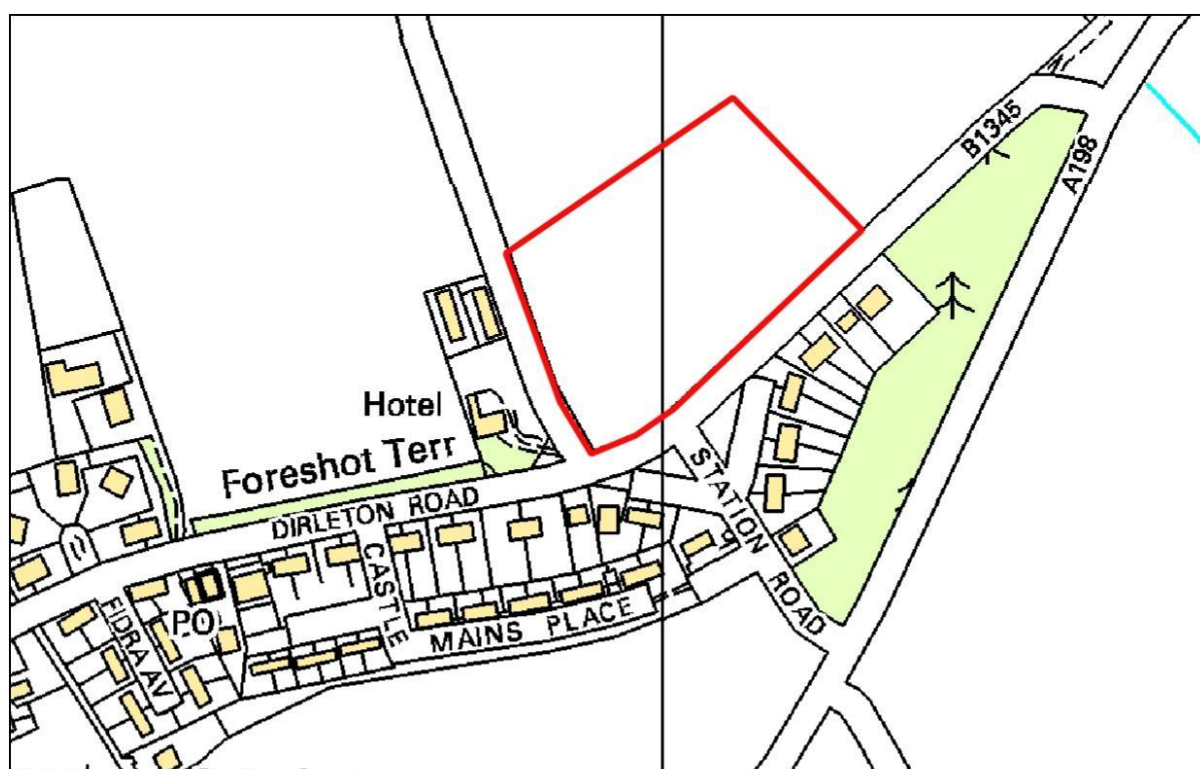


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. There are some trees (although not subject to TPO) in the northern part of the site which could be affected if the site is developed. SNH has not raised any concerns with regards potential impacts on biodiversity, flora and fauna.	o/?

Population	The site submission states that a high proportion of affordable housing for local people would be provided on the site. The site has good access to local village facilities and reasonable access by public transport to town centre facilities and employment.	+
Human Health	The site is not known to be contaminated. The site is not affected by existing sources of pollution. The core path network and John Muir Way are in close proximity to the site (500m) to provide opportunities for active travel and recreation.	+
Soil	Development of the site would result in some loss of class 2 prime agricultural land and some loss of rare Alluvial soils.	--
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	0
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities/services would be increased.	0
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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	Part of the site has been previously developed but the majority is Greenfield and would result in the loss of prime agricultural land and rare/carbon rich soils.	--
Cultural Heritage	The site is within Dirleton Conservation Area and adjacent to Dirleton castle which is category A listed and a scheduled monument and garden and designed landscape. Historic Environment Scotland have strong concerns about the potential impact on the setting of the Castle and consider that it would raise issues of national significance. There is high potential for unknown archaeological remains although the area may have already been subject to ground disturbance.	-/?
Landscape	Due to the sloping nature of the site any development on this site will be highly visible from the Castle and the A198 and surrounding areas to the south. Development within this site will negatively impact on the landscape setting of the Castle. The site consists of an area of grazing to the south and an area of mature conifers adjacent to the northern boundary. A mature row of mature leylandii trees	-

	form the western boundary of the site, there is an existing informal path that runs parallel to the boundary and cuts through to the castle to the north.	
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SITE INFORMATION	
Topic	Comments
Site Name	Land to the East of Ware Road, Dirleton.
Site Ref	PM/NK/HSG047: LDP Policy DC1 Rural Diversification and Policy DC8 Countryside Around Towns applied
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	1.69 ha
Current Use	Agriculture
Proposed Use	Housing – 15-20 units
Summary Description and Planning History	A generally flat greenfield site in agricultural use on the north eastern edge of Dirleton.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Dirleton but adjoins the existing village.	
Accessibility	The site is within 400m of a bus stop with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of Dirleton's local village facilities including local shop and post office, primary school, and open space facilities.	
Exposure	There are no existing boundary features to the north of the site to provide shelter from northerly winds and the site's aspect results in it being exposed.	
Aspect	Generally north west facing.	
Suitability for Proposed Use	The proposed use would not conflict with existing surrounding uses (residential and countryside).	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be gained from Dirleton Road or from Ware Road to the west (which would require	

	upgrading along the length of the site and a footway would need to be provided.)	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	Site submission states that the proposed scheme could be implemented in 2015. However 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.	

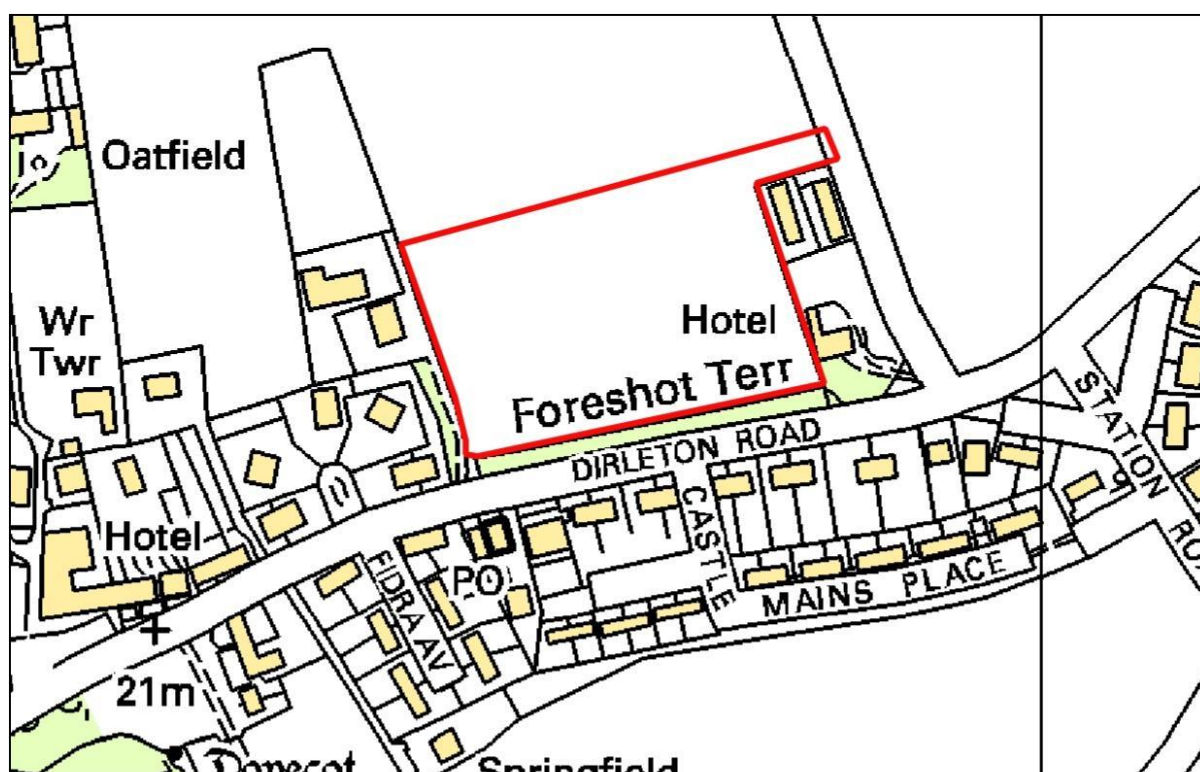


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. However it is in close proximity to the Firth of Forth SSSI (approx 1000m) and the Firth of Forth SPA (approx 1500m). It is also within the main feeding area for pink footed geese as identified in the Council's lowland wind turbine guidance document. SNH has advised that the site should be screened in to the HRA process at this stage. Notable species have been recorded within 100m of the site, including the 'Good King Henry' flowering plant.	o/?*

Population	The site submission states that the site would provide affordable housing to meet local need. The site has good access to local village facilities and reasonable access by public transport to town centre facilities and employment.	+
Human Health	The site is not known to be contaminated. The site is well connected to public open space and the core path network and the John Muir Way to provide opportunities for active travel and recreation.	+
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. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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).	-/--
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 Dirleton Conservation Area. Historic Environment Scotland have commented that the development of the site could affect the character of the conservation area and a design strategy should be prepared based on a completed conservation area appraisal to allow for a full assessment of any potential impact and change. The site is currently under cultivation and there are known undesignated cropmarks within its boundary. There is good potential for unknown archaeological remains.	-/?
Landscape	The site has a north west aspect with a panoramic view northwards which takes in Yellowcraig Wood and Fidra lighthouse which are within an AGLV. There are no natural boundaries around the site's perimeter and it forms part of an expansive area of flat arable land. The site is on the edge of the village and its development would	-/--/?

	<p>result in intrusion into the rural landscape although the site submission states that a significant amount of woodland would be planted around the site to integrate it into its rural setting and create a new settlement boundary. SNH has raised concerns over the landscape impacts of this proposal which would erode the existing clear settlement boundary of Dirleton.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Field north of Foreshot Terrace
Site Ref	PM/NK/HSG018; LDP Policy DC1 Rural Diversification and Policy DC8 Countryside Around Towns applied
Source of Site Suggestion	Agent (Alan Sheerin) on behalf of landowner (James Main and Sons).
Site Size (ha)	1.7ha
Current Use	Agricultural land.
Proposed Use	Housing – 21 units
Summary Description and Planning History	A rectangular, generally flat greenfield site in agricultural use to the north of the principal road passing through Dirleton. An application for residential development (14/00324/PP) was recently refused.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary of Dirleton but is well related to the village being located on the principal route through the village and adjacent to existing housing.	
Accessibility	There is a bus stop within 400m of the site on the southern boundary which has regular half hourly services to Edinburgh and North Berwick. The site is not within 800m of rail station. Dirleton's village facilities are within walking distance (1600m) of site including a village store and post office opposite the site, and a primary school, pubs and open space all within walking distance.	
Exposure	There are no landscape features along the proposed northern boundary to provide shelter from northerly winds, and this combined with the northerly aspect of the site result in it being highly exposed.	
Aspect	The site is mostly north facing.	
Suitability for Proposed Use	The site is generally suitable for the proposed use and its development for housing would not result in conflicts with adjacent land uses which include arable agriculture and residential properties.	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	

Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access could be gained from Ware Road which would require upgrading and a footway being provided.	
Service infrastructure capacity	The site is within the catchment of Dirlerton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development could commence in 2014 and 10 dwellings could be completed each year. 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.	

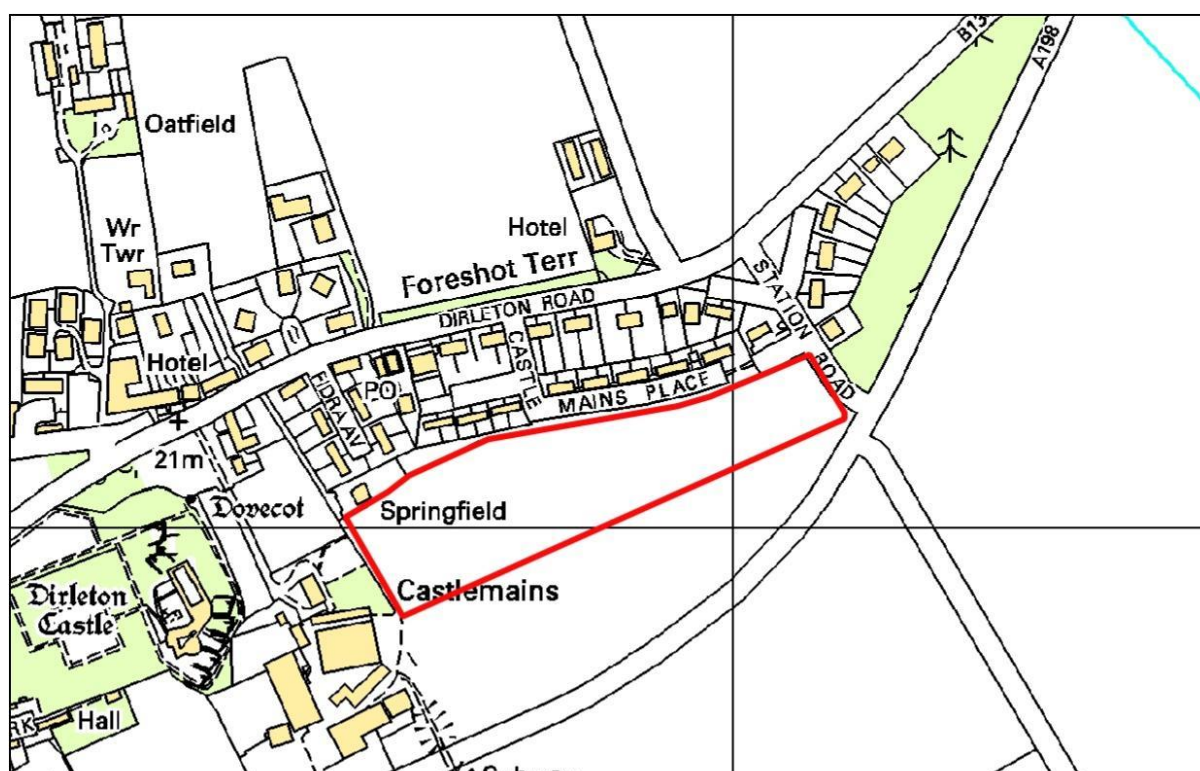


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is outwith sites designated for their international, national and local nature conservation importance. However, SNH has advised that there are records of SPA birds using the area, there is suitable habitat 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. Notable species have been recorded within 100m of the site including the 'Good King Henry' flowering plant. There are Tree Preservation Orders along the southern boundary and the development of the site could potentially impact upon the protected trees.	
Population	The development of the site would provide affordable housing to help meet need in the local area. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	+
Human Health	The site is not known to be contaminated. It is well connected to the core path network to provide active recreation opportunities.	+
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. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 site is within Dirleton Conservation Area, and a category C listed building (Cedar Grove) lies adjacent to the south east corner of the site. The development of the site would extend Dirleton beyond its current boundaries and could affect the character and setting of the Conservation Area. The site is under cultivation and there is moderate to good potential for unknown archaeological remains.	-/?
Landscape		-/?

	<p>There is a tree belt on the southern boundary and part of the western boundary of the site is protected by a Tree Preservation Order (TPO 4). The development of the site would encroach into the rural landscape beyond the existing settlement boundary. There are no natural boundaries to the proposed site on the northern and eastern boundaries and planting of mixed native species hedgerows would be required to establish defined boundaries should the site be developed.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Land to South of Castle mains Place, Dirleton
Site Ref	PM/NK/HSG048: LDP PROP NK11 Castle mains, Dirleton
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son)
Site Size (ha)	2.31 ha
Current Use	Agriculture
Proposed Use	Housing – 30-35 units
Summary Description and Planning History	A greenfield site in agricultural use on the southern edge of Dirleton.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Dirleton but adjacent and well related to the village.	
Accessibility	There is a bus stop within 400m of site with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. Dirleton's village facilities including a primary school, local shop and post office and open space facilities are within walking distance (1600m) of the site.	
Exposure	Built development to the north offers some protection from northerly winds although the site rises slightly in elevation towards the south leaving it more exposed.	
Aspect	The site is generally north facing.	
Suitability for Proposed Use	The proposed residential use would not conflict with existing surrounding land uses which include existing residential development.	
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. It is also adjacent to 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	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. Vehicular access would need to be taken from	

	Castlemains Place or potentially the eastern section of Castlemains Place, as it would not be permitted directly from Station Road.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission indicates that the scheme could be implemented in 2015 and there are no known constraints that would inhibit its delivery. However 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.	

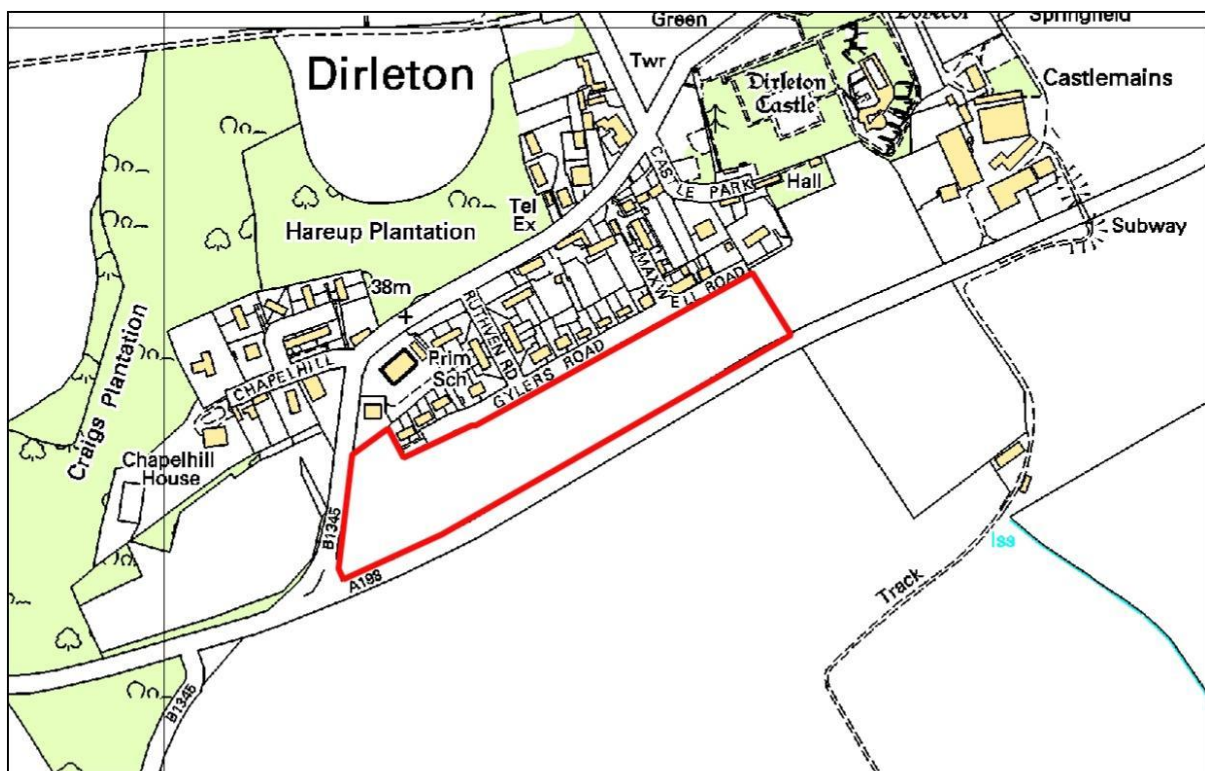


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The Firth of Forth SPA is 1800m away. SNH has advised that there are records of SPA birds using the area, there is suitable habitat on the site, and there is potential connectivity to the SPA, therefore the site should be	o/?*

	screened in for consideration through the Habitats Regulations Appraisal (HRA) process at this stage, though it may be possible to screen it out at a later stage.	
Population	The development of the site would provide affordable housing to help meet need in the local area. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	+
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and the John Muir Way to provide opportunities for active travel and recreation.	+
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. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 site is within Dirleton Conservation Area and adjacent to Dirleton Castle scheduled monument, listed buildings and garden and designed landscape. Historic Environment Scotland has commented that development of the site could change the character of the conservation area and a design strategy taking into account a completed conservation area would be needed in order to allow for a full assessment of any potential impact and change. Historic Environment Scotland also has strong concerns about the impact of the proposed development on the setting of Dirleton	-/?

	Castle. The land is currently under arable crop and there is moderate to good potential for unknown archaeological remains.	
Landscape	The site has a northern aspect with an excellent long distant view from the site to the east of Berwick Law in North Berwick. A mature hawthorn hedge and Station road bounds the east of the site. There are a number of significant mature trees dotted along the western boundary of the site with Castlemains farm. The site is enclosed by a well maintained mature beech hedge to the north. There is no natural boundary to define the southern boundary and the impact of development would need to be mitigated by hedgerow and tree planting. The development of the site would result in encroachment into the rural landscape and could adversely affect the landscape setting of Dirleton Castle. SNH has raised concerns about the impact the development of this site would have on the contained nature of the villages with houses currently generally being set well back from the A198.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Land to the south of Gylers Road, Dirleton.
Site Ref	PM/NK/HSG049: LDP Policy DC1 Rural Diversification and Policy DC8 Countryside Around Towns applied
Source of Site Suggestion	Agent (Smiths Gore) on behalf of landowner (W J Simpson & Son.)
Site Size (ha)	1.95 ha
Current Use	Agriculture
Proposed Use	Housing – 45-50 units
Summary Description and Planning History	A greenfield site in agricultural use on the southern edge of Dirleton adjacent to the A198



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Dirleton but it adjoins the village and is well related.	
Accessibility	There is a bus stop within 400m of site with half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a railway station. Local village facilities including the primary school, convenience store and post office and open space facilities are within walking distance (1600m) of the site.	
Exposure	Existing development and vegetation to the north provides shelter from northerly winds.	
Aspect	The site is generally south east facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with existing surrounding land uses which include residential, arable agriculture and the A198.	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very	

	limited capacity. Vehicular access could be provided from Gylers Road – it could not be taken from the B1345 or A198.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the scheme could be implemented in 2015. However, 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.	



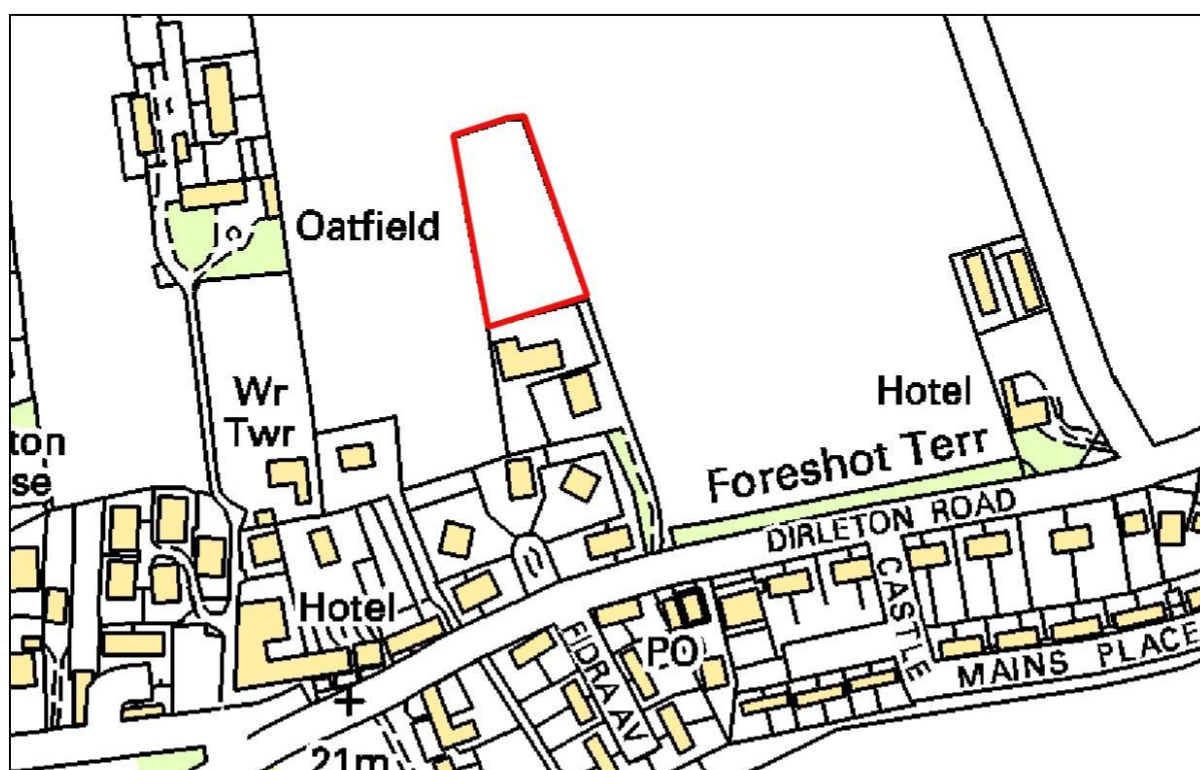
POTENTIAL IMPACTS OF DEVELOPMENT: SEA

Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance but is approximately 2km from the Firth of Forth SPA and is within the main pink footed geese feeding area and is therefore screened in to the HRA process at this stage. SNH has not raised specific concerns regarding direct impacts on biodiversity, flora and fauna but have indicated that the cumulative impact on the SPA of this site's development along with nearby sites may need to be considered in	o/-/?*

	the HRA process. A community orchard has been established within the north western part of the site proposed for development and could be adversely affected by development.	
Population	The site would provide an element of affordable housing to help meet local need. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	+
Human Health	The site is not known to be contaminated. It has good access to open space and the Core Path network to provide opportunities for active travel and recreation.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land and some loss of rare Alluvial soils which.	--
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 south-east facing aspect could 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 and with rare/rich carbon soils.	--
Cultural Heritage	The site is within Dirleton Conservation Area. Historic Environment Scotland considers that development of the site could change the character of the Conservation Area and a design strategy used in conjunction with a conservation area appraisal would be required to allow for a full assessment of any potential impact and change. Historic Environment Scotland also has concerns about the impact of development on the eastern part of the proposed site on the setting of Dirleton Castle. There is moderate to good potential for unknown archaeological remains.	-/?
Landscape		-/--/?

	<p>The sloping site is located on the south side of Dirleton Conservation Area and is exposed and lacking in any natural boundary features. Due to the sloping nature of the site any development on this site will be highly visible from the A198 and surrounding areas to the south. The site consists of a young orchard located in the northwest corner, an area of grassland that is separated by a newly planted hawthorn hedge due south west of the orchard and to the east arable land with a south easterly aspect. The prominent landscape features Berwick Law and Bass Rock form part of the panoramic view from the site to the east. There are panoramic views from the site to the lowlands and the Garleton Hills with the Lammermuir Hills in the background. Development of the site would extend Dirleton beyond its current defined boundary into the countryside and would therefore impact heavily on the setting of the village as viewed from the south. Significant landscaping in the form of native hedgerow planting and trees would be required to soften the impact of development on the site.</p>	
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SITE INFORMATION	
Topic	Comments
Site Name	Speedwell Gardens, Dirleton
Site Ref	PM/NK/HSG068: LDP Policy RCA1 Residential Character and Amenity
Source of Site Suggestion	Agent (G H Johnston Building Consultants Ltd) on behalf of landowner (D Skinner)
Site Size (ha)	0.3 ha
Current Use	Vacant land (site submission states that the site had historically been in use as a market garden.
Proposed Use	Housing – 2 detached houses
Summary Description and Planning History	A former market garden site, (now vacant and cleared of built development and of greenfield appearance) on the northern edge of Dirleton enclosed by tall Leylandii hedging. Planning permission for 3 houses was previously refused by the Council and dismissed at appeal.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is within the current settlement boundary of Dirleton as defined in the Local Plan. It is outwith the extent of existing built development in the village but is relatively well related.	
Accessibility	The site is within 400m of a bus stop with regular half hourly services operating between Edinburgh and North Berwick. The site is not within 800m of a rail station. The site is within walking distance (1600m) of local village facilities within Dirleton including the primary school, village green, village store and post office.	
Exposure	The current boundary vegetation provides the site with good shelter from northerly winds in its current state.	
Aspect	The site is generally north facing.	
Suitability for Proposed Use	The development of the site for housing would not result in any conflicts with surrounding land uses which include residential and agricultural land.	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site submission states that the site has access to electricity, gas and water and sewerage connections. The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity,	

	and North Berwick WWTW has very limited capacity. The site is accessed off a private road, which could provide vehicular access.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development on the site could commence in 2014 and be completed within 1-2 years. Japanese knotweed was observed on the site during a site visit in June 2013 and would need to be properly eradicated before development could commence. 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 development would not result in the loss of protected trees or woodland,	o/?

	however there are 2 mature sycamore trees within the site which could be affected by its development. Mature tall Leylandii hedging currently forms the boundary around the site. SNH has not raised any concerns with regards potential impacts on biodiversity, flora and fauna.	
Population	The development of the site for housing would not deliver any particular benefits for the local population such as affordable housing due to the small scale of the development. The site has good access to local village facilities within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	o/+
Human Health	The site is not known to be contaminated. The site provides opportunities for active travel and recreation as it is reasonably accessible to open space and the Core Path network, and the John Muir Way path passes through Dirleton.	+
Soil	The development of the site would not 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. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 development of the site would result in the loss of some prime agricultural land but re-use previously developed land (although previous development was a market garden and the site now largely has the appearance of a greenfield site).	+/-
Cultural Heritage	The site lies within Dirleton Conservation Area. Historic Environment Scotland have commented that the development of the site could change the character of the Conservation Area, and a design strategy informed by a conservation area appraisal would be	-/?

	needed to allow for a full assessment of any potential impact and change. There is low potential for unknown archaeological remains on the site. A previous planning application for two houses on the site was refused (and upheld when appealed) on the grounds that it would form an incongruous extension of Dirleton northwards into the countryside beyond its established boundary and would therefore adversely impact the character of the village Conservation Area.	
Landscape	The site is outwith a particularly visually sensitive location. However development on the site would represent an expansion of Dirleton beyond its existing built extent into the countryside. There are limited views out of the site, due to the presence of a mature evergreen hedge on the west, north and west boundaries. There is a break in the hedge to the north, affording a glimpse view towards the coastal AGLV to the north. The hedge does provide some well established shelter and privacy for this otherwise very exposed site, although this shelterbelt may not necessarily remain in the same form should the site be developed. In the centre of the site there are two mature sycamore trees, which will be a constraint in terms of the available development footprint as they should be retained.	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Rathowan, Main Road, Dirleton
Site Ref	PM/NK/OTH009: LDP Policy RCA1 Residential Character and Amenity
Source of Site Suggestion	Agent (Alan Sheerin Associates) on behalf of landowners (Mr & Mrs Chynoweth).
Site Size (ha)	0.0425
Current Use	Vacant ground (land previously cleared of planted trees).
Proposed Use	Garden ground for existing dwelling (inclusion within settlement boundary)
Summary Description and Planning History	A rectangular plot adjacent to a residential dwelling, which has been cleared of trees and is currently being used as private garden ground for the adjacent property.



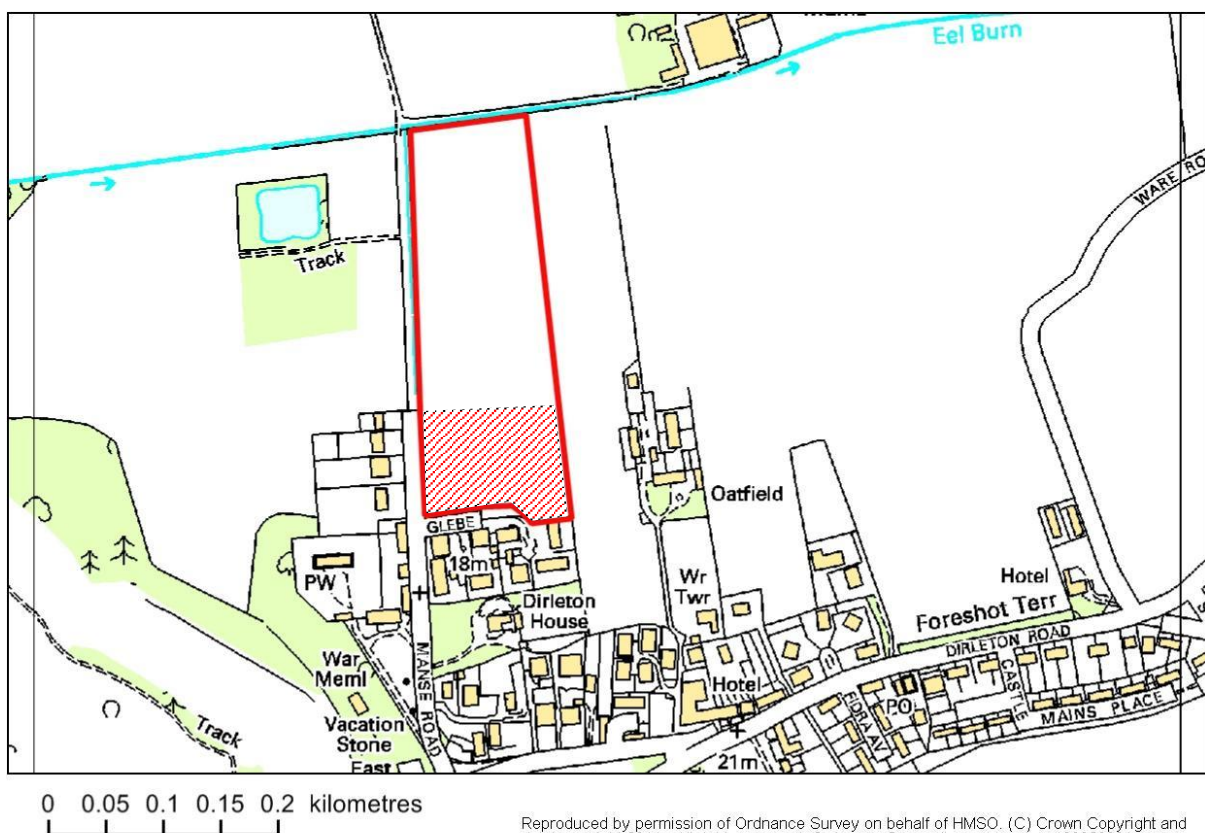


SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary of Dirleton but well related being adjacent to existing housing.	
Accessibility	N/A	
Exposure	N/A	
Aspect	N/A	
Suitability for Proposed Use	The inclusion of this piece of land within the settlement boundary as garden ground would not result in land use conflicts with surrounding land uses. However should the site be included within the settlement boundary and resultant development take place, it could adversely impact upon the trees in the adjacent woodland.	
Fit with strategic policy objectives and direction	N/A	
Physical infrastructure capacity	N/A	
Service infrastructure capacity	N/A	
Deliverability/ Effectiveness	N/A	



POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	An area of mature mixed woodland forms the east and south boundaries of the site. The trees are not the subject of a Tree Preservation Order but are within Dirleton Conservation Area and are important in contributing to the setting of Dirleton on the approach from the east. The inclusion of the site within the settlement boundary could adversely impact upon the trees should future built development be proposed on the site which could damage the root protection zone of the trees.	o/-
Population	N/A	
Human Health	N/A	
Soil	N/A	
Water	N/A	
Air	N/A	
Climatic Factors	N/A	
Material Assets	N/A	
Cultural Heritage	The site is within Dirleton Conservation Area. The tree belt is an important part of the setting of the Conservation Area and any encroachment of development beyond the existing settlement boundary into the woodland buffer could adversely impact on the setting of the Conservation Area and create a precedent for other small scale changes which cumulatively could result in a significant adverse impact.	-/?
Landscape	The woodland which forms the eastern and southern boundaries of the site is an important landscape feature providing a buffer and visual barrier between the A198 and the village and forms an important gateway feature on the eastern approach to the village. It is considered that any further encroachment beyond the current settlement boundary could adversely affect this important landscape	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Dirleton Glebe
Site Ref	PM/NK/HSG085: LDP Policy DC1 Rural Diversification and Policy DC8 Countryside Around Towns applied
Source of Site Suggestion	Agent (John Handley Associates) on behalf of landowner (Church of Scotland General Trustees)
Site Size (ha)	Land under ownership is 3.6 ha but part of site proposed for development is 0.9 ha
Current Use	Agricultural field
Proposed Use	Housing – 10-12 houses
Summary Description and Planning History	A greenfield site in agricultural use on the northern edge of Dirleton.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary of Dirleton but well related as it is adjacent to existing development.	
Accessibility	The site is just over 400m (420m) to a bus stop with half hourly services between Edinburgh and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of limited local village facilities including a primary school and village store.	
Exposure	There are no natural landscape features to provide shelter from northerly winds, leaving the site exposed.	
Aspect	The site is north facing.	
Suitability for Proposed Use	There would not be any conflicts with adjoining land uses (agricultural land and residential) should the site be developed for housing.	
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. It is also adjacent to a settlement that provides a moderate range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site submission states that the site has connections to electricity, gas, water and sewerage utilities. The site would be served by Castle Moffat Water Treatment works and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, and North Berwick WWTW has very limited capacity. There are likely to be significant constraints with regards the local	

	highways as Manse Road cannot accommodate any further development without major upgrades to its junction.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development on the site could commence in 2014. However 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, and without highways improvements to increase the capacity of Manse Road further development would be resisted by ELC Transportation.	

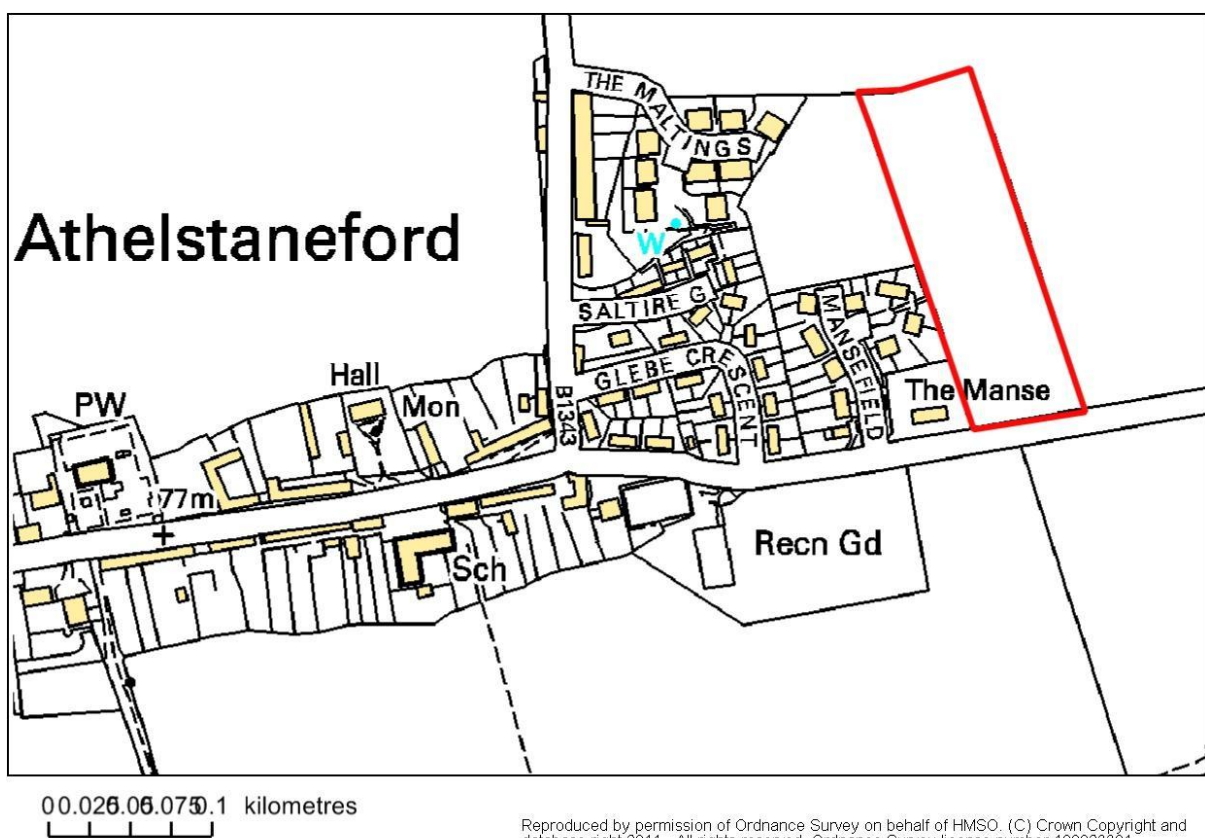


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. Notable species have been recorded within 100m of the site including bullrush and grey club-rush.	o/?
Population	The site could provide an element of affordable housing to help meet local need. The site has good access to local village facilities	+

	within walking distance and reasonably good public transport accessibility to North Berwick town centre and its range of facilities, services and employment.	
Human Health	The site is not known to be contaminated. The site is well connected to the Core Path network and John Muir Way which run along its western boundary providing opportunities for active travel and recreation, and public open space (village green) is in close proximity.	+
Soil	The development of the site would result in some loss of class 2 prime agricultural land and some loss of rare Brown Calcareous soil.	--
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. A small watercourse runs along the western and northern boundaries and SEPA has advised that a Flood Risk Assessment would be required to assess the impact on the Eel Burn and its tributary.	?
Air	There are no existing sources of pollution that affect the site. The site has reasonable public transport accessibility which offers a reasonable alternative to travel by private car for journeys to the main settlements on the bus route including North Berwick and Edinburgh. Dirleton has limited facilities and services and further development here would increase the need to travel. At a regional scale Dirleton is one of the least accessible settlements in East Lothian when compared with settlements in the west of East Lothian, and so the need to travel by car and distance travelled to access higher level regional facilities and services would be increased.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 site is within Dirleton Conservation Area. The development of the site, subject to its detailed design could have some impact on the character of the conservation area, but is unlikely to have any impacts on the setting of listed buildings or scheduled monuments.	o/-
Landscape	The site is outwith designated visually sensitive areas however its development would result in the expansion of the village beyond the existing settlement boundary into the surrounding open rural countryside. The western boundary is formed by Manse Road and a mature mixed species hedgerow which screens the site from Manse Road. There is no current boundary feature along the northern boundary of the proposed development site and there is a panoramic view northwards to Yellowcraig Wood located within the Longniddry – North Berwick AGLV. New landscaping in the form of	-/?

	mixed native species hedgerows would be required to soften the impact of the development on the setting of Dirleton.	
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SITE INFORMATION	
Topic	Comments
Site Name	Land at Athelstaneford
Site Ref	PM/NK/HSG033: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Agent (Montague Evans) on behalf of landowner (J Haig Hamilton and Sons).
Site Size (ha)	1.5 ha
Current Use	Agricultural land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site currently in agricultural use located on the eastern edge of Athelstaneford.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outside the settlement boundary but is well related to the existing village of Athelstaneford.	
Accessibility	There is a bus stop within 400m of site with daytime services to Haddington and North Berwick running with an interval of 2 hours on average. The site is not within 800m of a railway station. There are limited facilities within walking distance (1600m) in the village including the primary school, hall and recreational ground. There are no local shopping facilities in the village.	
Exposure	The site has little shelter from northerly winds.	
Aspect	The site is north/northwest facing.	
Suitability for Proposed Use	There would not be any land use conflicts with surrounding land uses.	
Fit with strategic policy objectives and direction	It is within the East Lothian SDA as identified within SESplan. The site is adjacent to a main settlement that provides a moderate 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	The site would be served by Castle Moffat Water Treatment Works and Athelstaneford Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Athelstaneford WWTW has very limited capacity. Vehicular access could be provided from the unclassified road to the south however visibility splays may be an issue and the 30mph zone would need to be extended eastwards.	

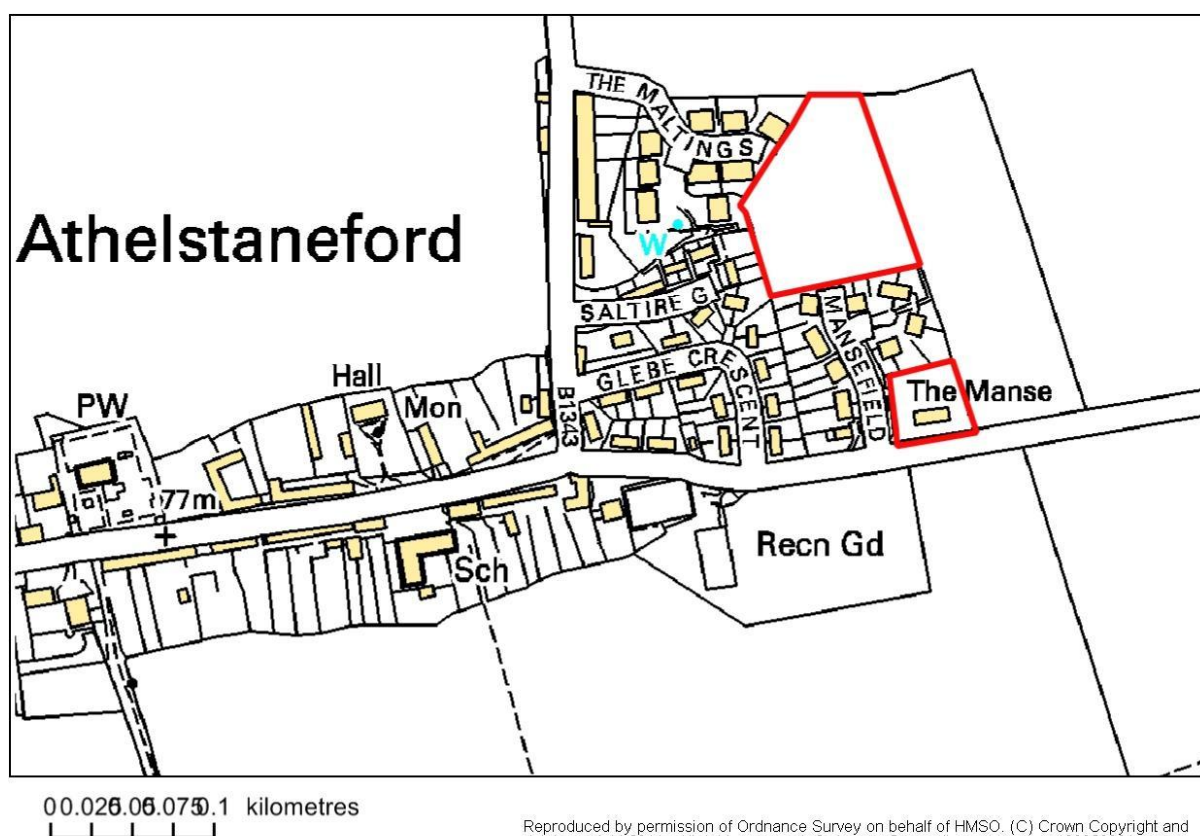
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that site is effective and could be brought forward in the short term. However 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 is also within a HSE Planning Consultation Zone – Gas Pipeline Middle Zone 2176.	



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 would not result in the loss of protected trees or woodland. SNH has not raised any concerns with regards impact on biodiversity, flora and fauna.	0
Population	The site could potentially provide affordable housing to meet local housing need. It does not have reasonable public transport accessibility to access employment opportunities, facilities and services.	0/?
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and local sports facilities to provide opportunities for active recreation.	+

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. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the water environment.	o
Air	The site is unaffected by existing sources of air pollution. Development of the site for housing would increase the need to travel by private car and lead to an increase in air pollution.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 site is within Athelstaneford Conservation Area. Historic Environment Scotland has raised concerns that development on the site could fundamentally change the character of the Conservation Area, dependent upon the design of the scheme, which should take into account the findings of a conservation area appraisal. There are significant undesignated cropmarks in the surrounding area and moderate to good potential for undesignated archaeological remains on the site.	-/?
Landscape	The development of the site would extend Athelstaneford beyond its existing boundary into arable farmland. A mature hawthorn hedge forms the boundaries of the site. A row of standard trees have been planted along the north and east boundaries. The trees have been under planted with a number of native shrubs; when these mature they would help screen any future development within the site. There are extensive views northwards from the site towards North Berwick Law. The Garleton Hills Area of Great Landscape Value is adjacent to the southern boundary, upon which development could have adverse visual impacts.	o/?

SITE INFORMATION	
Topic	Comments
Site Name	Athelstaneford Glebe
Site Ref	PM/NK/HSG045: LDP Policy HOU1: Table NK1 Athelstaneford
Source of Site Suggestion	Agent (John Handley Associates) on behalf of landowner (Church of Scotland General Trustees)
Site Size (ha)	0.87 ha (northern site proposed for development)
Current Use	Rough grass land
Proposed Use	Housing
Summary Description and Planning History	A greenfield site on the north eastern edge of Athelstaneford, forming the undeveloped part of an existing housing allocation in the current Local Plan.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is within the existing settlement boundary of Athelstaneford.	
Accessibility	The site is within 400m of a bus stop with services running between Haddington and North Berwick (min 1.5 hour intervals, max 4 hours so not frequent). The site is not within 800m of a railway station. The site is within walking distance (1600m) of the limited facilities of Athelstaneford including a community hall, primary school and sports facilities (bowling green, tennis court and sports pitches).	
Exposure	The site falls in height to the north, leaving it exposed to northerly winds.	
Aspect	The site is generally north facing.	
Suitability for Proposed Use	The development of the site for housing would not result in land use conflicts with existing surrounding land uses which include residential and arable agriculture.	
Fit with strategic policy objectives and direction	It is within the East Lothian SDA as identified within SESplan. The site is adjacent to a main settlement that provides a moderate 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	The site submission states that the site has connections to electricity, gas, water and sewerage networks. The site would be served by Castle Moffat Water Treatment Works and Athelstaneford Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Athelstaneford WWTW has very limited capacity.	

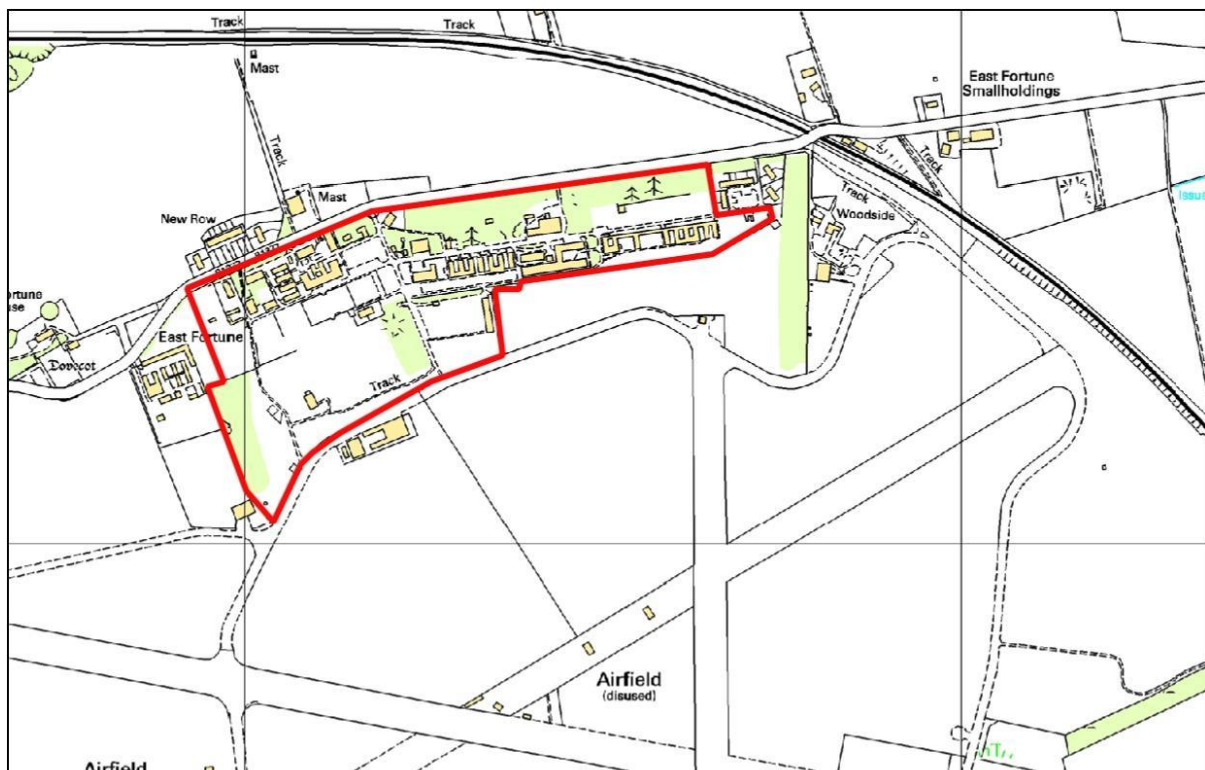
	Vehicular access could be gained from Mansefield but visibility splays to the east would need to be improved to accommodate the development.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that development of the site could commence in 2014, however 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 eastern side of the site (approx 30m wide strip) is within a HSE Planning Consultation Zone – Gas Pipeline Middle Zone 2176, and the central 20m strip is within Gas Pipeline Outer Zone 2176.	



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. SNH has not raised any specific concerns with regards impact on biodiversity, flora and fauna.	0
Population	The development of the site could provide an element of affordable housing to help meet local need. Whilst the site has access to local community facilities it does not have good access by active or public transport to town centre facilities and employment.	+/-
Human Health	The site is not known to be contaminated. The site is well connected to the core path network and local sports facilities to provide opportunities for active recreation.	+
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. It is not within a Potentially Vulnerable Area. The site's development would not increase the risk of flooding	0

	elsewhere. SEPA has no concerns regarding flood risk or impact on the ecological status of the local water environment which is classified as 'bad' by SEPA (rivers).	
Air	The site would not be affected by existing sources of air pollution. The site does not have a level of public transport accessibility, or sufficient local access to facilities, services and employment that would minimise the need to travel by car.	o
Climatic Factors	The development of the site would not lead to a sustainable settlement strategy as it would not focus development in the most accessible locations and would not reduce the need to travel. Athelstaneford has limited facilities and is not well served by public transport. Further development in the village would increase the need to travel and the distance travelled to access facilities and services. At a regional scale Athelstaneford has poorer accessibility to higher level services compared with settlements in the west of East Lothian.	-/--
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 Athelstaneford Conservation Area. Historic Environment Scotland has commented that development of the site could change the character of the conservation area and a design strategy should be developed based on a completed conservation area appraisal to allow for a full assessment of any potential impact and change. There are significant undesignated cropmarks in the surrounding area and moderate to good potential for undesignated archaeological remains on the site.	-/?
Landscape	The site is outwith a particularly visually sensitive location but Athelstaneford itself borders the Garleton Hills Area of Great Landscape Value. The site is currently rough grassland, and its northern and eastern boundaries are defined with defunct hedgerow planting. There are extensive views northwards from the site towards North Berwick Law. The development of the site would effectively round off the boundary of the settlement and would not intrude into the rural landscape.	o

SITE INFORMATION	
Topic	Comments
Site Name	East Fortune Hospital
Site Ref	PM/NK/HSG083: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Agent (John Gray) on behalf of landowner (Historic Lothian Protection and Development Ltd).
Site Size (ha)	15.7ha
Current Use	Disused Hospital Site
Proposed Use	Housing – approximately 300 units.
Summary Description and Planning History	A disused hospital site (on the site of the former airbase) in a rural location, with numerous disused buildings (some of which are listed) and significant areas of protected mature trees and woodland. A number of planning applications have been submitted in the past for residential development on the site, although none of these have gained consent.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is not within an existing settlement however the site itself has been previously developed, and lies adjacent to a small grouping of bungalows.	
Accessibility	The site is not within 400m of a bus service. It is not within 800m of a railway station. It is not within walking distance (1600m) of any facilities or services.	
Exposure	A mature tree belt along the northern boundary provides good shelter from northerly winds.	
Aspect	The site does not have a dominant aspect but falls in height gently from around 31m in the west to 25m in the east, resulting in a north easterly aspect in part.	
Suitability for Proposed Use	The redevelopment of the site for housing would not result in any conflicts with adjoining land uses which include agricultural land, and existing houses.	
Fit with strategic policy objectives and direction	Although outwith the East Lothian SDA as identified within SESplan, the site is not within a settlement that provides facilities or services. Its development would therefore align poorly 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	The site would be served by Castle Moffat Water Treatment Works and Athelstaneford Waste Water Treatment Works. Castle Moffat WTW has available capacity, and Athelstaneford WWTW has very limited capacity. Vehicular access could be gained from the B1377	

	however it would be difficult to achieve the required visibility splays from this 60mph road.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
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 submission states that work on site could commence in 2014 with at least 25 houses completed each year. Given that the proposal has not been progressed this is unlikely and it is considered it would be a longer term site and unlikely to be effective within a five year period.	





POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is outwith any areas designated for their international or national nature conservation importance. However there is an area of lowland meadow priority habitat at the western extent of the site and numerous areas of trees protected by Tree Preservation Orders. SNH has not raised any concerns with regards potential impacts upon biodiversity, flora or fauna.	o/-/?
Population	The redevelopment of the site would provide affordable housing to help address local need. It would also provide a new use for a currently derelict site, the state of which according to the site submission poses a concern to nearby local residents. However the site does not have good access to services and facilities through public transport and active travel.	+/o
Human Health	Part of the south west of the site is classified as being contaminated (high rating) due to its former military use. The majority of the site is also considered to be contaminated (medium ranking) from its former hospital use. Additionally there are significant quantities of asbestos within the existing buildings on site. The site is not reasonably accessible by active travel to public open space, sports facilities or the core path network therefore future residents would have limited opportunities for active travel and recreation, unless such facilities were incorporated into the site.	+/?
Soil	The development of the site would result in some loss of class 2 and 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. It is not within a Potentially Vulnerable Area. SEPA has not raised any concern with regards flood risk or impact of development on the local water environment.	o
Air	The site is unconstrained by existing sources of air, noise or odour pollution. The site does not have good active travel or public transport accessibility therefore any future residents of the proposed housing would be heavily reliant upon private car use. The site does not have access to local facilities, services and employment	o

	therefore its development for housing would lead to an increase in the need to travel to access such services.	
Climatic Factors	The site's development would not contribute to a sustainable settlement strategy as it would result in dispersed development in a countryside location. It would lead to an increase in the need to travel and the distance travelled to access facilities and services at a local and regional scale. The site has poor accessibility in terms of the distance that would need to be travelled to access higher level regional services such as employment, retail and health facilities, and the lack of public transport would mean these journeys would have to be made by car, resulting in additional 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 involve the re-use of existing buildings on the site which are worthy of retention including a number of listed buildings and would prioritise the use of brownfield land. A small area of prime agricultural greenfield land may be lost.	+/?
Cultural Heritage	The site is of significant historic interest given its former hospital and Royal navy Airship station uses. There are 7 category b listed buildings within the site including a hospital recreation hall, offices, welfare office, nursing administration block, stores, drivers' office and loading bay and store, all of which were formerly part of the Royal Naval airship station complex of buildings which were later converted into hospital buildings. The disused airfield to the south and its related buildings are a scheduled monument and border the southern boundary of the site. The redevelopment of the site could provide for the restoration of the listed buildings, which have all fallen into disrepair and could therefore have a positive impact upon cultural heritage assets. Additional new development on the site could affect the setting of the listed buildings. Development on the site could potentially have an adverse impact on cultural heritage if the buildings are not sensitively restored or if their setting is adversely affected, however listed building policies in the plan should ensure such impacts are avoided or reduced.	+/-/?
Landscape	The site has well established natural boundaries comprising of mature trees which are protected by TPO no.110. These result in extensive screening from the site from outside, and would largely conceal any new development on the site from surrounding locations. Within the site many areas have become overgrown and are now providing habitat for wildlife. The existing mature landscape features within the site should be incorporated into future development proposals for the site.	o

SITE INFORMATION	
Topic	Comments
Site Name	Whitekirk Rural Affordable Housing Option
Site Ref	PM/NK/HSG100: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Rural affordable housing site option selected for consideration by the Council.
Site Size (ha)	0.55ha
Current Use	Agricultural land, rough grassland.
Proposed Use	Affordable housing
Summary Description and Planning History	A greenfield site on the western edge of Whitekirk to be considered as a potential affordable housing site for the local population.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing settlement boundary of Whitekirk but is well related, being adjacent to existing housing and would 'round off' the settlement.	
Accessibility	The site is just over 400m from a bus stop which provides a service between North Berwick and Dunbar, however the service is infrequent with an average 2 hour interval between services. It is not within 800m of a railway station. The site is not within walking distance (1600m) of a range of local facilities and services.	
Exposure	The site has shelter from northerly winds due to existing built development to the north and its topography.	
Aspect	The site is generally south east facing.	
Suitability for Proposed Use	The site would generally be suitable for housing and it would not result in conflicts with surrounding land uses which are residential and arable agricultural land.	
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. It is also not within or adjacent to 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	Whitekirk is served by Castle Moffat Water Treatment Works and Whitekirk SEP. Castle Moffat WTW has available capacity, and Whitekirk Septic tank has very limited capacity. Vehicular access could be provided from the C136 with a priority junction however in	

	order to provide the required visibility splay the adjacent hedge to the west would need to be reduced in height to 1.05m otherwise safe access to and from the site could not be gained, thus prohibiting its development. Additionally, the 30mph limit zone and street lighting would need to be extended to take in the new access.	
Service infrastructure capacity	The site is within the catchment of Law Primary School which has no capacity. Very limited expansion on the site may be possible. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
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.	

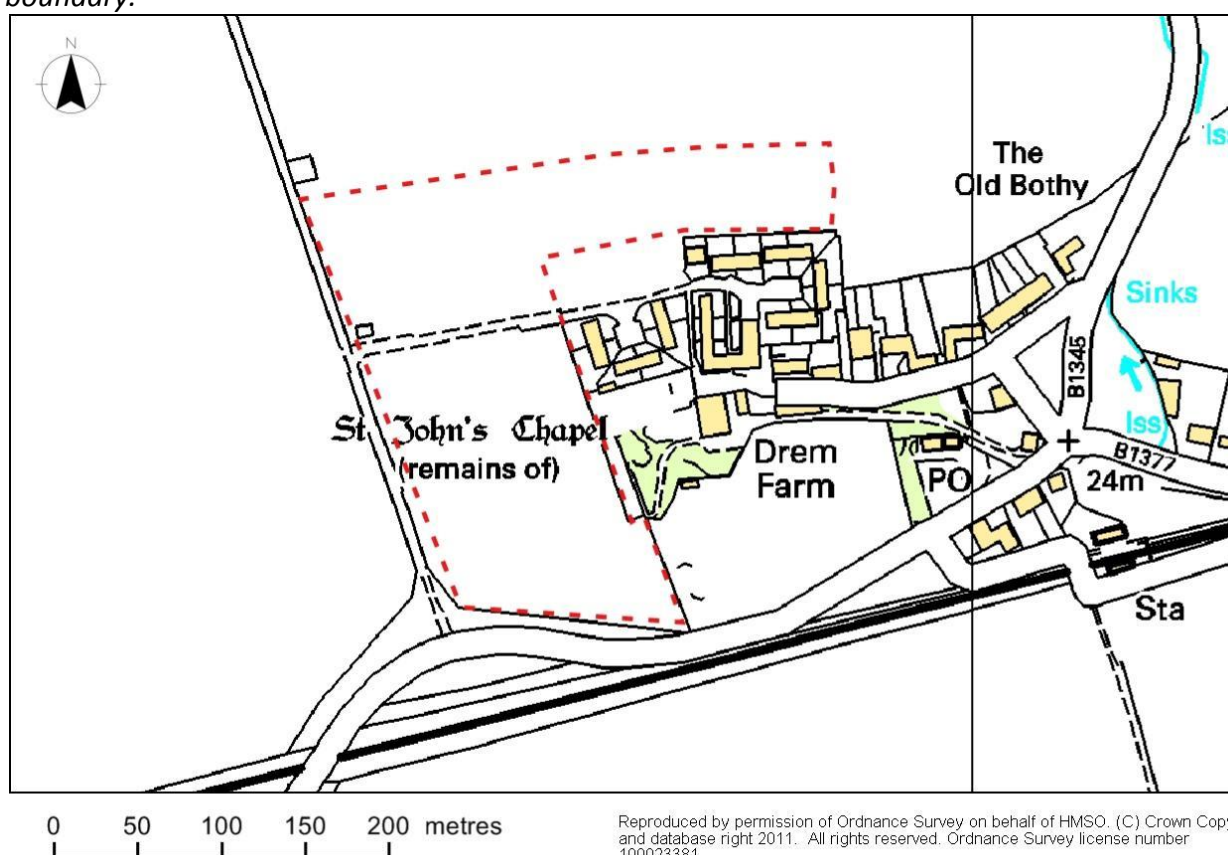


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. Priority habitat is located approximately 50m to the north of the site comprising semi-improved natural grassland lowland meadow and dense scrub possible wet woodland.	0

Population	The site could provide affordable housing for the local population. The site does not however have reasonable access by active travel or public transport to a town centre, services, community facilities and employment opportunities.	+/o
Human Health	The site is not known to be contaminated. There are some sections of Core Path close to the site which provide links to the wider Core Path network, providing opportunities for active travel and recreation, although the network is fragmented around the Whitekirk area. There are no formal public open space or sports facilities in Whitekirk therefore future residents would have to travel to access such facilities.	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. It is not within a Potentially Vulnerable Area. The East Peffer Burn in the vicinity of Whitekirk is classed as 'bad' ecological status by SEPA and is also identified as sensitive area under the Urban Waste Water Treatment Directive. SEPA has not raised any concerns with regards flood risk but has commented that additional development in Whitekirk would exacerbate the current sewer capacity problems in the area. The site will potentially require a drainage impact assessment.	?
Air	The development of the site would be unaffected by existing sources of air pollution. The site has poor access to facilities locally and would not have good active travel and public transport accessibility, therefore its development would lead to an increase in the need to travel by private car and resultantly increase emissions and air pollution, albeit on a small scale due to the potential scale of development.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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 South facing aspect could 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	There are no listed buildings or scheduled monuments within or adjacent to the site but it does lie within Whitekirk Conservation Area and the design of any future development on the site would need to be sensitive to the architectural and historic character of the village.	o
Landscape	The site is contained on three sides by existing development and it would represent a logical 'infill' or 'rounding off' of the current settlement pattern, which would have minimal impact in landscape terms subject to appropriate design and landscaping.	o

SITE INFORMATION	
Topic	Comments
Site Name	Potential Drem Expansion
Site Ref	PM/NK/HSG094: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Council area of search.
Site Size (ha)	4.2ha
Current Use	Agricultural
Proposed Use	Small scale village expansion – housing.
Summary Description and Planning History	Land adjacent to the existing settlement of Drem, to be considered for potential expansion to the village.

Note: Plan shows an indicative area of search for potential expansion and is not a proposed site boundary.





SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The land under consideration is outwith the existing settlement boundary of Drem but is well related, being adjacent to the existing village.	
Accessibility	The site is within 400m of a bus stop which provides services between Haddington and North Berwick but these are relatively infrequent at approximately 2 hourly intervals. The site is within 800m of Drem railway station on the East Coast mainline and is served by the Edinburgh to North Berwick service. The site is not within walking distance (1600m) of any facilities or services.	
Exposure	The south eastern part of the area is offered some protection from northerly winds by existing vegetation and built development to the north. The remainder of the site is relatively exposed to northerly winds due to its northerly aspect and lack of shelter from natural features.	
Aspect	The land is mostly north facing.	
Suitability for Proposed Use	The area is generally suitable for housing and would not result in land use conflicts with adjacent land uses which include agricultural land and existing residential development. There may be noise impacts which arise from the proximity of the East Coast Main Line to the south of the site and mitigation measures may be required.	
Fit with strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a settlement that provides any facilities and services other than the railway station (Drem). Its development would therefore align only 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	Drem is served by Castle Moffat Water Treatment Works .There is no waste water infrastructure in the vicinity. Castle Moffat WTW has available capacity. Drem is identified by SEPA as an area where a proliferation of private waste water arrangements is currently causing environmental problems, and resultantly the scope for further private waste water drainage in the area may be limited. Local highways improvements would be needed to facilitate additional housing in this location. The access junction off the B1377 is not adequate for the amount of housing already using it so would need to be upgraded. Also the single track road would need to be widened to two way with a footway on one side.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	However 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. In particular there are potential waste water constraints which would need to be overcome as there is currently no infrastructure in the vicinity.	



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. Notable species have been recorded within 100m of the area including brown hare and herring gull. The site is within the main pink footed geese feeding area identified in the Council's wind turbine guidance	o/?*

	document. The site comprises of habitat suitable for pink footed geese (a qualifying species in the Firth of Forth SPA) and there are records of them for the tetrad in which the site is located. The site will need to be screened into the HRA process to consider the potential effects on the Firth of Forth SPA.	
Population	Further development in Drem could provide affordable housing to help meet local need. However it would not be providing new or existing residents access to facilities, services or employment services locally. The site has good access to services and facilities through public transport.	o/+
Human Health	The site is not known to be contaminated. The core path network passes through Drem providing links to the coast, and therefore provides opportunities for active travel and recreation. There is a only a small village green area in Drem and therefore locally accessible public open space and sports facilities are limited.	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	The site is not shown to be at risk of river or coastal flooding on SEPA's flood map. It is not within a Potentially Vulnerable Area. Rivers in the vicinity of Drem were classified as 'bad' ecological status in 2008 by SEPA including Gosford Burn And West Pepper Burn. West Pepper Burn is also designated as a sensitive area under the Urban Waste Water Treatment Directive. There is no public sewer network in the vicinity so soak away and septic tank would be required. SEPA has not raised any concerns with regard flood risk or impact on the water environment.	o
Air	The site would be unaffected by existing sources of air pollution. The site has rail connections although public transport accessibility is not of a level that would negate the need to travel by car. Drem does not have access to a range of local facilities, services and employment within walking distance therefore any further development in Drem would lead to an increase in travel by private vehicle and resultant increase in emissions and air pollution.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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	Development in this area would not make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The land is within Drem Conservation Area. The Scheduled Ancient Monument 'St John's Chapel' is situated on the western edge of the site. St John's Chapel (Category B) and Drem Farmhouse (Category B) listed buildings are also situated on the western edge. Any adjacent development could impact upon the setting of these cultural assets.	-/?

Landscape	<p>From the site there are panoramic views to the north, west and east, most notably taking in the settlements of Fenton Barns and Gullane, Luffness policy woodlands and Berwick Law. To the south there is a good view of Kilduff Hill, and the Garleton Hills AGLV. If noise mitigation measures are required, they may have an impact on the landscape and/or views from the East Coast Main Line. Mature managed hedgerows and trees with significant visual amenity form the well established natural boundary of the south end of the site. The mature trees and adjacent farm settlement form the heart of Drem Conservation area and should be appropriately preserved and protected as per the guidelines. The west boundary of the south field is formed by an access road and there is a shelterbelt of mid aged mixed species trees growing inside a post and wire fence which has significant visual amenity and provides a well established natural boundary. The development of the site for housing would result in built development encroaching into a currently open rural landscape in a highly visible position. The Chesters and the proposed development site are highly visible from the road B1345 coming from the direction of Fenton Barns to the north. In order to integrate The Chesters and any new housing into the lowlands landscape and Drem Conservation area a mixed species landscape strip would be required around the perimeters and gardens should be define with hedgerows rather than close board fencing.</p>	o/-/?
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SITE INFORMATION	
Topic	Comments
Site Name	Drem – The Chesters
Site Ref	PM/NK/HSG108: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Rural affordable housing site option selected for consideration by the Council.
Site Size (ha)	0.26ha
Current Use	Agricultural land
Proposed Use	Affordable housing
Summary Description and Planning History	Small rectangular greenfield site adjoining Drem village at the Chesters.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is not within the existing settlement boundary of Drem but is well related and would effectively 'round off' the settlement.	
Accessibility	The site is within 400m of a bus stop which provides services between Haddington and North Berwick but these are relatively infrequent at approximately 2 hourly intervals. The site is within 800m of Drem railway station on the East Coast mainline and is served by the Edinburgh to North Berwick service. The site is not within walking distance (1600m) of a range of local facilities and services as Drem is poorly served.	
Exposure	The site is relatively exposed to northerly winds due to its northerly aspect and lack of features to provide shelter.	
Aspect	The site is north facing.	
Suitability for Proposed Use	The site is generally suitable for housing and would not result in land use conflicts with adjacent land uses which are residential and arable agriculture.	
Fit with strategic policy objectives and direction	Although within the East Lothian SDA as identified within SESplan, the site is not within a settlement that provides any facilities and services other than the railway station (Drem). Its development would therefore align only 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'.	

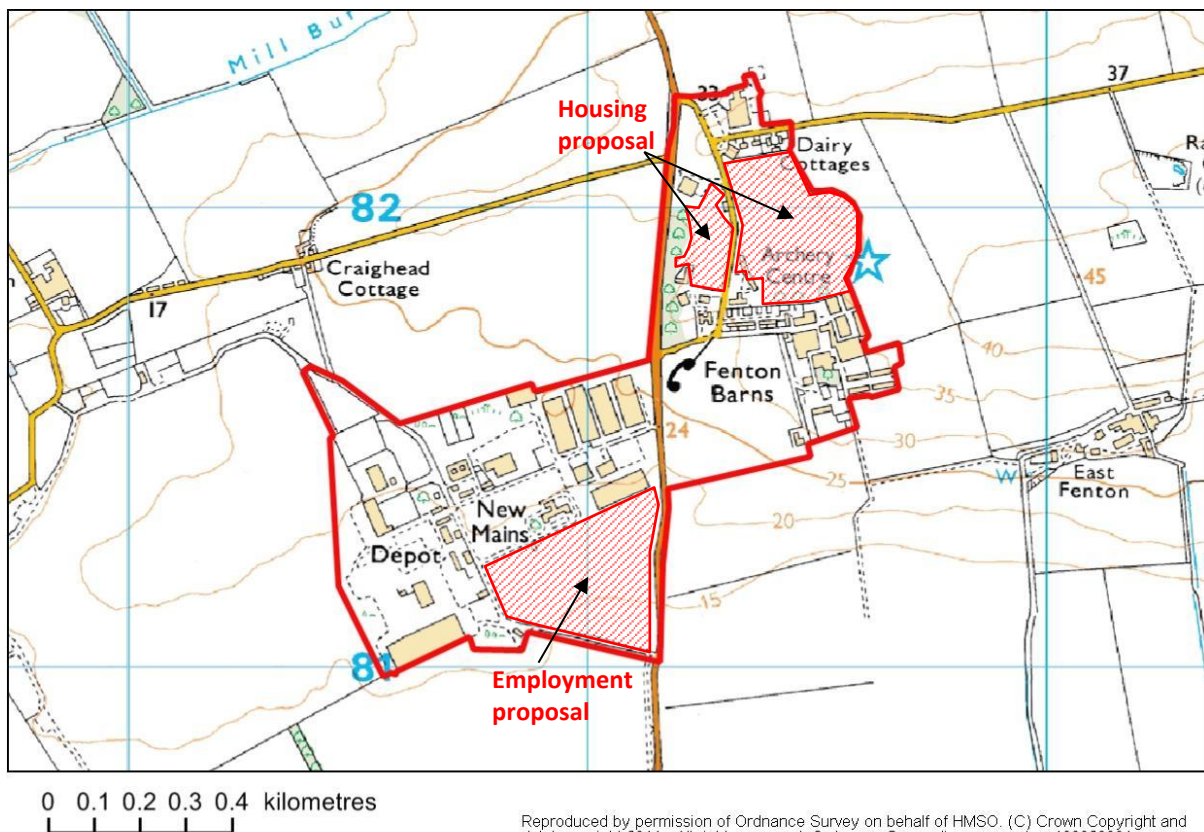
Physical infrastructure capacity	Drem is served by Castle Moffat Water Treatment. There is no waste water infrastructure in the vicinity. Castle Moffat WTW has available capacity. Drem is identified by SEPA as an area where a proliferation of private waste water arrangements is currently causing environmental problems, and resultantly the scope for further private waste water drainage in the area may be limited. The site is served by a single carriageway road which serves the 20 houses at the Chesters. The maximum number of houses that can be served by a single carriageway is 25 therefore development on the site would be limited to 5 houses to be accommodated within the existing road capacity, otherwise an upgrade to a two way road would be required.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
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. In particulate there are potential waste water constraints which would need to be overcome as there is currently no infrastructure in the vicinity.	

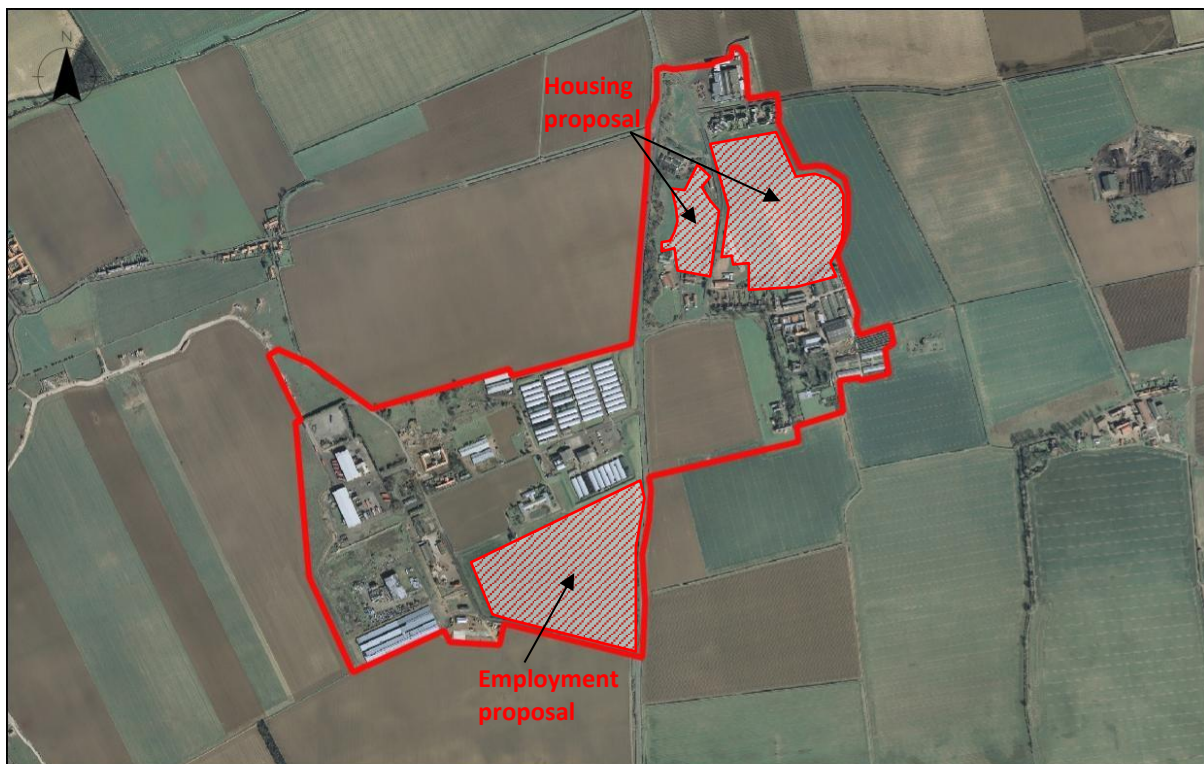


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site is within the main pink footed geese feeding area. SNH advises that it provides suitable habitat for SPA species and there are records of pink footed geese in the tetrad in which the site is located. It will therefore need to be screened into the Habitats Regulations Appraisal at this stage.	o/?*
Population	The site would provide affordable housing to help meet local need and has reasonable access to services and facilities through public transport.	+
Human Health	The site is not known to be contaminated. The Core path network passes through Drem providing links to the coast, and therefore provides opportunities for active travel and recreation. There is a only a small village green area in Drem and therefore local public open space and sports facilities are limited.	o
Soil	The development of the site would result in some loss of class 1 prime agricultural land albeit small in extent. 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. It is not within a Potentially Vulnerable Area. Rivers in the vicinity of Drem were classified as 'bad' ecological status in 2008 by SEPA including Gosford Burn And West Pepper Burn. West Pepper Burn is also designated as a sensitive area under the Urban Waste Water Treatment Directive. SEPA has not raised any concerns with regards flood risk or impact on the water environment.	o
Air	The site would be unaffected by existing sources of air pollution. The site has convenient rail connections although public transport accessibility is not of a level that would negate the need to travel by car. Drem does not have access to a range of local facilities, services and employment within walking distance therefore any further development in Drem would lead to an increase in travel by private vehicle and resultant increase in emissions and air pollution.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. 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, 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	There are no listed buildings or scheduled monuments within or adjacent to the site, however it does lie within Drem Conservation. The design of any future development would therefore need to be sensitive to this context in order to preserve and enhance the character of the area.	o/?
Landscape	From the site there are panoramic views to the north, west and east, most notably taking in the settlements of Fenton Barns and Gullane, Luffness policy woodlands and Berwick Law. The development of the site for housing would result in built development encroaching into a currently open rural landscape. However, it is small in scale and would form a logical 'rounding off' of the existing settlement pattern, with minimal wider impacts in landscape terms subject to appropriated design and landscaping. There are no natural boundary features on the northern and western edges of the site therefore appropriate landscaping would be required to integrate any future development into the landscape. The Chesters and the proposed development site are highly visible from the road B1345 coming from the direction of Fenton Barns to the north.	o/-

SITE INFORMATION	
Topic	Comments
Site Name	Fenton Barns
Site Ref	PM/NK/HSG016: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Agent (PPCA) on behalf of landowner (DC Watson and Sons)
Site Size (ha)	Residential 6ha, Employment 8ha
Current Use	Golf course, former golf driving range, agricultural, commercial, leisure, retail
Proposed Use	Housing, Business/Employment, Mixed use.
Summary Description and Planning History	An existing mixed use area covering approximately 52 hectares in a rural setting, which comprises of around 25 houses, a retail village and employment accommodated in a range of wartime and more modern buildings that accommodate approximately 80 businesses. It has been proposed that Fenton Barns is defined as a settlement and new housing and employment areas be allocated for development. Enabling housing development to fund drainage improvements has previously been refused by the Council.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is located within the open countryside and not well related to an existing settlement other than the existing development within the site boundary. Fenton Barns is not defined as a settlement within the current Local Plan but the site submission proposes that it should be.	
Accessibility	The site is within 400m of a bus stop, although it is only served by one route (Haddington – North Berwick and service is infrequent.) The site is not within 800m of a railway station. There are some limited facilities within walking distance (1600m) of the site e.g. shop, nursery. Additionally local facilities can be accessed in Gullane over 3.5km away.	
Exposure	The 3 proposed sites are all provided with some shelter from northerly winds by existing development and/or vegetation to their north, and owing to their generally southern aspect.	
Aspect	The sites are mostly south/south west facing.	
Suitability for Proposed Use	The sites' development would not be likely to conflict with existing surrounding land uses as the proposed employment site is adjacent to existing employment uses and agricultural fields, and the proposed housing sites are adjacent to existing residential development, agricultural land and Fenton Barns Retail Village.	
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. 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'.	

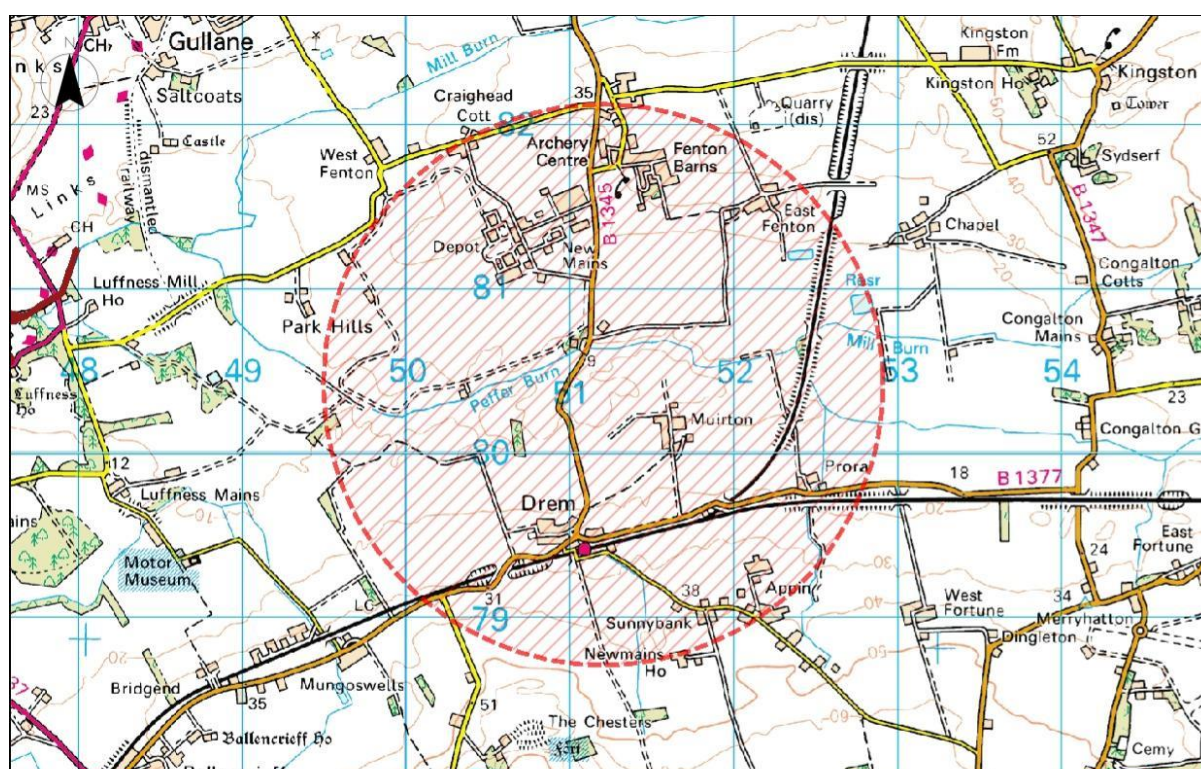
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works, which has available capacity, however there is no waste water infrastructure in the vicinity. There is currently a private sewer system which is under considerable stress and inadequate for the current demands on it, with planning permission for connection to the public system. There is sufficient capacity in the local road network to accommodate the proposed development. Vehicular access to the proposed employment site could be gained from the unclassified road to the south but visibility splays onto the B1345 would need to be improved. With regards the proposed housing sites the local highways network would need to be upgraded in terms of footways and street lighting.	
Service infrastructure capacity	The site is within the catchment of Dirleton Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School that has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	Site submission suggests development could be commenced in 2014 and completed within 2-3 years. Drainage capacity is currently a major constraint to new development in the area. The site submission proposes enabling development to fund the drainage scheme required in the area however it is not clear why this could not be funded through other sources of finance. It has not yet been established whether there is sufficient additional 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 importance. The site's development would not result in the loss of protected trees or woodland. SNH has advised that the site provides suitable habitat for SPA species and there are records of pink footed geese and golden plover within the tetrad in which the site sits. The site would therefore need to be screened in to the Habitats Regulations Appraisal at this stage. Without a new water treatment works there may also be impacts on the Firth of Forth SPA and SSSI.	-/?*
Population	The site could provide a range of housing types to meet local need including an element of affordable housing. The proposed development would provide additional local employment premises and attract additional businesses to the site, contributing to the growth of the local economy. The site has reasonable access to services and facilities through public transport and active transport.	o/+
Human Health	A small portion of the proposed employment site is recorded as being highly contaminated on GIS records (military land). There is a strip of unknown filled ground marked running west to east through the areas being promoted for housing which is considered to be of medium contamination. Development may provide an opportunity for mitigation. The site is not connected to the core path network and there are no public open spaces or sports facilities in the locality, limiting opportunities for active travel and recreation.	o/+
Soil	The development of the site would result in some loss of class 1 and 2 prime agricultural land in the proposed employment area and class 3.1 prime agricultural land in the proposed residential area. 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, but small areas are susceptible to surface flooding, as shown on SEPA's flood map. The site will potentially require a drainage impact assessment. It is not within a Potentially Vulnerable Area. Connection to public sewerage system would be required to prevent adverse impacts on the water environment from new development as the existing private system is at capacity and does not meet the required standards. West Pepper/ Mill Burn is classified as being of bad ecological status and is designated as a sensitive area under the Urban Waste Water Treatment Directive. The provision of new waste water infrastructure as part of the proposed development could impact positively on the ecological status of the water environment as it would prevent the discharge of waste water into Pepper Burn and instead waste water would be connected to the public system and dealt with at Gullane WWTW.	-/+/?
Air	It is uncertain whether there may be any air quality impacts arising from existing employment uses in the area. Additional development at Fenton Barns would increase the need to travel by car given its poor public transport accessibility and would therefore lead to an increase in emissions and air pollution.	o/?
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from	-/--

	major centres of employment than many other East Lothian settlements. 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, 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 South facing aspect could lend itself to development that is resource efficient through siting (i.e. solar gain).	
Material Assets	The development of the site would re-use some areas of previously developed land for example buildings associated with the former golf driving range however the proposed employment and housing sites are primarily greenfield land of prime agricultural quality.	+/-
Cultural Heritage	There are a number of category B and C listed buildings to the north and south of the proposed housing site including Model Farm, Fenbar Garage, Fenton Barn Cottages and Fenton Barns Farmhouse. There is a scheduled monument (enclosures 500m west of New Mains) approximately 200m west from the proposed new settlement boundary. Fenton Barns is the site of a wartime airfield and significant evidence of this remains. It is considered that there is high potential for unknown archaeological remains on the site.	-/?
Landscape	The most westerly of the two proposed housing sites is a former golf course area and is now unimproved grassland which is enclosed by a mixed mature shelterbelt. There are numerous mature trees and shrubs which extend into the site providing screening and significant visual amenity which will have formed the landscaping scheme for the golf course. It is considered that housing development on this site would unacceptably impact upon the current landscaping scheme. The eastern proposed housing site is partly (the southern part) a former golf driving range. A managed mature hedge forms the western boundary and a mixed mature shelterbelt forms the southern boundary and screens a row of listed single storey stone cottages. A row of two storey houses form the northern boundary and there is no boundary treatment along the eastern edge of the proposed site. Any development on this site would encroach into an open landscape and a significant landscape strip of mixed native trees would be required to provide screening. The proposed employment site is open arable land and is highly visible from the surrounding landscape to the south particularly from Drem and the Garleton Hills AGLV. There is currently little vegetation on the proposed site boundaries and should the site be developed it would require significant landscaping treatment around its perimeter to soften the impact of buildings given its high visibility in the wider landscape.	-/-/?

SITE INFORMATION	
Topic	Comments
Site Name	Drem / Fenton Barns Area of Search
Site Ref	PM/NK/HSG114: LDP Policy DC1 Rural Diversification applied other than in Drem Village: RCA1 – Residential Character and Amenity
Source of Site Suggestion	East Lothian Council
Site Size (ha)	Approx 900ha – ‘area of search’ only
Current Use	Largely agricultural
Proposed Use	Settlement expansion – mainly residential, potentially also including new school(s), employment and other uses
Summary Description and Planning History	An ‘area of search’ for a potential settlement expansion or significant new settlement. The area contains the existing village of Drem, located on the East Coast Main Line, the area of employment uses at Fenton Barns, and the surrounding agricultural land.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The area is within open countryside and not well related to an existing settlement. The site does not contain any areas of allocated land for housing in the current Local Plan. The area includes the small settlements at Drem and Fenton Barns which potential development might be well related to.	
Accessibility	The area is within open countryside but is approximately 4km from Gullane that ranks tenth amongst other settlements in East Lothian for overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities. Within the area there is a limited bus service with two bus stops located in the north at Fenton Barns and a further two situated in the south at Drem. Services to North Berwick, Longniddry, Haddington, Seton Sands and Edinburgh are available from these stops but are not very frequent. The main facility located at Drem is the railway station which is located in the south of the area and provides a frequent service to Edinburgh and North Berwick. There are no primary school, public open space, sports facilities, facilities and services e.g. post office, bank, convenience stores in the overall area. North Berwick and Gullane are the closest areas to the site which have local services but are not within walking distance of 1600m. Road networks in the area are not likely to be adequate for significant traffic accessing the A1 or the B1377.	
Exposure	The area is within the North Berwick Coastal Plain landscape character area. The north and the south of the site are exposed to	

	northerly winds due to topography whereas the centre of the site is in a low lying area and may be relatively sheltered. There are no substantial areas of vegetation to provide significant shelter.	
Aspect	The area of search is broadly north facing in the south and south facing in the north, with the shallow valley of the Peffer Burn running through the centre of the search area.	
Suitability for Proposed Use	The land within the area of search is generally physically suitable for development. There may be potential amenity conflicts with some uses within the area but detailed design and masterplanning should be able to mitigate these.	
Fit with strategic policy objectives and direction	Although partly 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 not therefore align very 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	The area is served by Castle Moffat WTW which has available capacity. There is no public waste water network in the area. The current private arrangements are not of a sufficient standard, resulting in local water quality issues, which the owner of the system is required to resolve. SEPA in the past has noted the low rate of flow to dilute discharges, even if treated and it is not clear where a discharge with reasonable flow could be secured, including for surface water. New treatment facilities would be required and these would need to be pumped to the coast, which would be a costly solution with significant lead-in times. Without new works SNH would object to the impacts on the Firth of Forth SPA and SSSI. Transport implications would be dependent on the scale of any new development. It may be possible to create new links bypassing the existing village. The local road network may require some improvements; connections to the A1 are relatively poor for a development of a significant scale. The southern part of the area of search, south of the railway line, is constrained by existing access arrangements. There may be cumulative impacts on the A1, particularly Bankton junction. A comprehensive Transport Assessment would be required. If a significant scale of development were to be promoted it may be possible/desirable to relocate the existing station off the East Coast Main Line and onto the North Berwick Branch Line, which may free up capacity on the main line. In any case, upgrades to the station would be desirable. There would be potential to create a park and ride.	
Service infrastructure capacity	The search area is within the catchment of Law Primary School which has no capacity but very limited expansion on site may be possible, Dirleton Primary School which has very limited capacity and cannot expand, Athelstaneford Primary School which has very limited capacity and cannot expand, and Gullane Primary School which has limited capacity but further modest expansion on site may be possible but additional land may be required. At secondary level the search area would fall in to the catchment of North Berwick High School which has no capacity but may be able to expand on current site but additional land may be necessary from the safeguarded	

	area. However, dependent on the scale of development, a new primary and/or secondary school may be required.	
Deliverability/ Effectiveness	There is currently landowner interest in developing at Fenton Barns in the north of the search area. However the private sewerage infrastructure at Fenton Barns currently constrains any further development. The pipeline running through the area will limit development. It is not known whether potential contamination would pose any constraints to development. Education solutions would be required, and transport implications may also require major infrastructure improvements.	

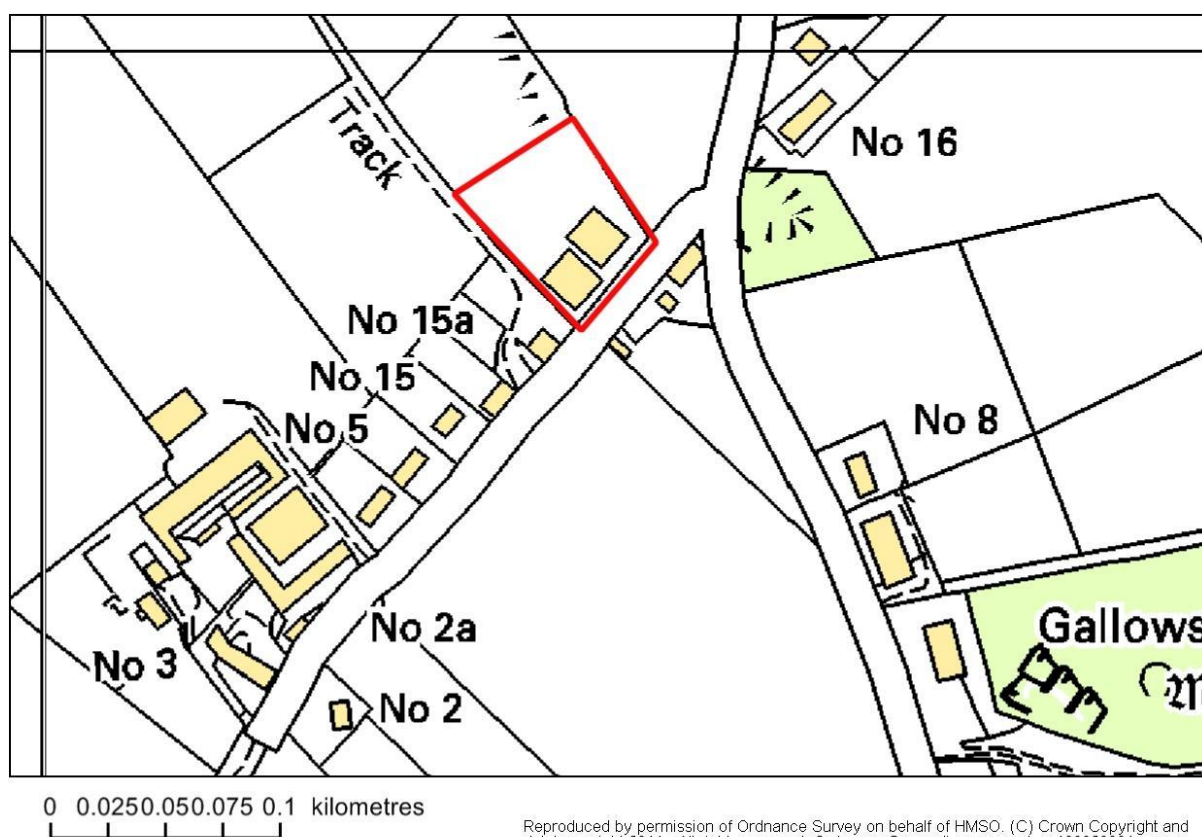


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The search area is not within an area designated for its international or national conservation importance. It is around 3km from the Firth of Forth SSSI, SPA and Ramsar site. The area is within the main feeding area for pink footed geese and large scale development in the area could potentially affect the integrity of the SPA. Any potential allocation here must therefore be screened into the Habitats Regulations Assessment at this stage. There are small areas of priority habitat within the area which include Woodland, Broadleaved and yew, Neutral Grassland, Dense Scrub and Inundation vegetation. Tree Preservation Order No. 121 is located at Fenton Barns where it surrounds the existing cottages. Without a new water treatment works SNH has indicated it would object to an allocation here due to impacts on the Firth of Forth SPA and SSSI.	-/--/?*
Population	The area would provide housing, including an element of affordable housing to help meet need. Access by active travel can be promoted by the existing and new core paths. Limited bus services are	+/?

	available but improving local facilities or access to the nearest settlement with facilities (Gullane and North Berwick) may be incorporated in to the design process. The extent of new services and facilities that could be provided would be dependent on the scale of development.	
Human Health	There is an area of potentially contaminated land associated with former military activity in the north west of the search area. Development may present opportunities to mitigate this. The search area includes core paths in the south west as well as proposed new path links, which could be linked into development to support active travel between areas of development and the railway station, and the wider area. Dependent on the scale of development proposed there may be opportunities for significant new areas of open space and green networks.	+/?
Soil	The development of the site would result in the significant loss of class 1, 2 and 3.1 prime agricultural land. There are no rare or carbon rich soils on this site	-
Water	There are multiple watercourses passing through the area which include the Peffer Burn and its tributaries. Potential development in the area may increase the possibility of flooding elsewhere. SEPA has concerns that the area would require a Flood Risk Assessment due to the Peffer Burn and its tributaries. Without a new water treatment works SNH has indicated it would object to an allocation here due to impacts on the Firth of Forth SPA and SSSI. The Peffer Burn could form the basis of a green/blue corridor through areas of development around Drem and Fenton Barns, including wetland and open water habitats with multiple benefits in terms of biodiversity and flood alleviation, as well as recreation, access, and landscape structure.	-/--/+/?
Air	The development of the area would be unconstrained by existing sources of air pollution. The area has some active travel and public transport and potential for provision of improvements through new development. However, it is still likely that development on the site would lead to an increase in the need to travel by car to access higher level and regional level services.	o
Climatic Factors	Drem/Fenton Barns is in a less accessible location in regional terms than most other East Lothian towns and larger villages. The nearest main settlements are North Berwick and Gullane, which themselves are among the least accessible of East Lothian's towns and larger villages, in regional terms. The search area is further from major centres of employment than many other locations in East Lothian and has a very limited range of local facilities and services at present. Therefore development of this area would not be focused on development in the most accessible and sustainable locations. However, the area is relatively well positioned to enhance access to public transport, active travel routes, as well as local facilities and services and employment. Realistically, however, development would still lead to some 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).	-/--
Material Assets	The area is predominantly greenfield land of prime agricultural quality and its development would result in a reduction of this	-

	infinite resource. The development would, however, capitalise on the existing infrastructure in the area, including Drem station.	
Cultural Heritage	Drem is a historic village with many listed buildings and is designated as a Conservation Area, which comprises the whole village and its landscape setting. Large scale development could have significant impacts on the character and setting of the village and listed buildings within it. Careful design and masterplanning may be able to reduce these impacts to an extent. Fenton Barns also contains a number of listed buildings and scheduled monuments including New Mains, enclosures and a ring ditch 580m west of West Cottage. Any development that would surround these monuments and fundamentally alter their setting should be avoided, and the scheduled areas should be left undeveloped. There is high potential for direct impacts upon as yet unknown archaeological remains, which include a WWI and II airfield, dependent on the location and scale of development. There may be high potential for indirect setting impacts upon a number of Scheduled Monuments in the wider area including, but not limited to, hill forts in the Garletons, the Chesters, and Dirleton Castle. Pre-determination work may be necessary dependent upon final locations.	-/?
Landscape	The area is within the North Berwick Coastal Plain landscape character area (Lothians Landscape Character Assessment). Drem Conservation Area comprises the whole village and its landscape setting in the flat and agricultural landscape of the North Berwick Plain. Large scale development may represent significant landscape change, potentially having a significant impact on the character and setting of the village. The open level nature of the area gives rise to long distance views, and new development in the area would be highly visible in the wider landscape, as the topography does not offer any containment. This may affect views to the nearby Areas of Great Landscape Value which are visible from all angles of the search area.	-/--/?

SITE INFORMATION	
Topic	Comments
Site Name	Site at Camptoun, near Haddington
Site Ref	PM/NK/HSG064: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Agent (Cockburn's Consultants) on behalf of landowner.
Site Size (ha)	0.4 ha
Current Use	Agricultural sheds, storage.
Proposed Use	Housing – 3-4 units, and for Camptoun to be identified as a settlement in the LDP.
Summary Description and Planning History	A rural site on the edge of a small group of buildings at Camptoun comprising of a number of dilapidated small scale agricultural buildings.





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 not within an existing settlement. It is adjacent to the rural cluster of buildings at Camptoun, which is not defined as a settlement in the current Local Plan.	
Accessibility	The site is not accessible by public transport. It is not within 400m of a bus service. It is not within 800m of a rail station. It is not within walking distance (1600m) of local facilities.	
Exposure	The site is exposed and has little shelter from northerly winds through topography or vegetation.	
Aspect	The site is north west facing.	
Suitability for Proposed Use	The development of housing on the site would not result in conflicts with surrounding land uses which include existing houses and agricultural land.	
Fit with strategic policy objectives and direction	Outwith the East Lothian SDA as identified within SESplan, the site is in a rural location with poor access to facilities and services. Its development would therefore align poorly 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	The site would be served by Castle Moffat Waste Water Treatment Works which has available capacity. There is no waste water infrastructure in the vicinity. Vehicular access would be gained from the unclassified road on the southern boundary of the site. Upgrades were required to the road and its junction with the C106 as a condition of the permission for the steading conversion to the south west however the required improvements to the visibility	

	splay to achieve a 2.5mx120m splay have not yet been implemented.	
Service infrastructure capacity	The site is within the catchment of Athelstaneford Primary School which has very limited capacity and cannot expand. At secondary level the site would be served by North Berwick High School, which has no capacity but may be able to expand on the current site but additional land may be necessary from the safeguarded area.	
Deliverability/ Effectiveness	The site submission states that the site is effective and can be delivered within the next 5 years. However sewerage arrangements may be likely to present a major constraint given there is no public sewerage system and the West Pepper Burn is of bad ecological status and has limited capacity to accept any more private discharges, and consequently SEPA may not grant the required license. It has not yet been established whether there is sufficient additional infrastructure capacity to serve the development and what the timescales would be for achieving this.	

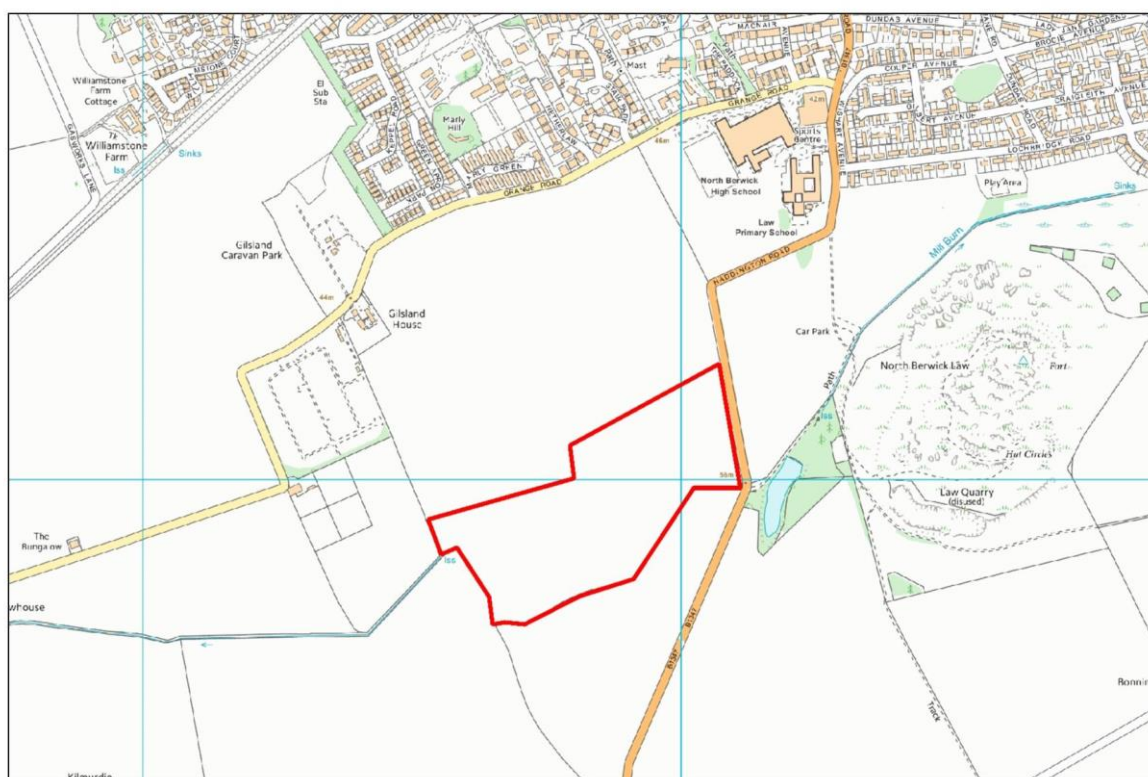


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation interest. Its development would not result in the loss of protected trees or woodland. SNH has not raised any concerns regarding potential impacts on biodiversity, flora and fauna.	0
Population	The development of the site for housing would deliver little in terms of benefits for the local population although the site submission does state it could provide an element of affordable housing. The site does not have very reasonable accessibility through public transport and active travel to services and facilities.	0/?
Human Health	The Council's contaminated land records show potential areas of low and medium contamination within the proposal site boundary arising from past quarrying and ground filling activity on the site.	-/?

	Development of the site could provide an opportunity to mitigate this. The site is not in close proximity to public open space, sports facilities or the Core Path network to encourage active travel and recreation, although is around 1500m from the Garleton Hills AGLV.	
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.	-
Water	The site is not shown to be at risk of river, surface or coastal flooding on SEPA's flood map. The site is within Potentially Vulnerable Area 10/23. Development of the site would not be likely to increase flood risk elsewhere. SEPA have concerns regarding water environment – the site is outwith the area served by the public sewer. The existing private treatment systems in the area discharge to the West Peffer Burn which is under pressure from sewerage discharges and has limited environmental capacity to take additional loading. As such, it may be difficult to get a licence from SEPA for a sewerage discharge from the site. SEPA recommend that potential developers are made aware of this constraint, as sewerage treatment options for the site will need to be explored in more depth (likely to be more expensive) which may affect the scale of development. The site will potentially require a drainage impact assessment.	-/?
Air	The development of the site would be unconstrained by existing air, odour or noise pollution. The site does not have good access to facilities, services and employment locally, and has poor active and public transport accessibility and future residents would therefore be reliant upon private cars thus the site's development would lead to an increase in emissions and air pollutants.	o
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. The site is not well positioned to access public transport, active travel routes, as well as local facilities and services. Development on the site would therefore 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 make efficient use of land in that it would re-use a previously developed site but would also use an area of prime agricultural land.	+/-
Cultural Heritage	Historic Environment Scotland has raised no concerns. The site is within an area of high archaeological potential but surrounding evaluations have returned nil results. The scheduled monument Chesters Fort is in the vicinity. There is moderate potential for unknown archaeological remains.	o/?
Landscape	A dilapidated stone wall forms the eastern and south-eastern roadside boundary. There is currently no existing natural boundary along the north of the site and a new boundary such as a stone wall and native hedgerow and trees would be required to reinforce the settlement boundary. There are attractive uninterrupted views to the lowlands to the north of the site taking in Gullane, Aberlady and the Firth of Forth. SNH has raised concerns about relaxing the	o/-/?

	approach to new housing in areas currently designated as open countryside and potential landscape impacts arising.	
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SITE INFORMATION	
Topic	Comments
Site Name	Mains Farm South
Site Ref	MIR/NK/HSG138: LDP included in larger site PROP NK1 to the north (see also PM/NK/HSG084)
Source of Site Suggestion	North Berwick Trust
Site Size (ha)	12.4Ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description and Planning History	A greenfield site in agricultural use located south of North Berwick and south of recently approved and under construction Mains Farm development (ref 13/00227/PPM and 14/00753/AMM)



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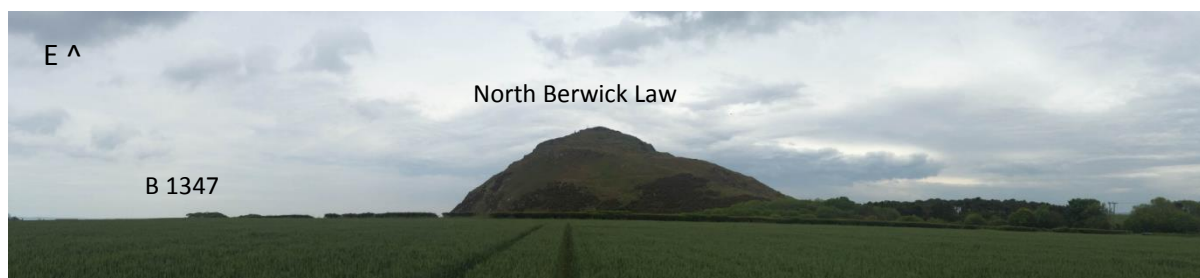


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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the existing North Berwick settlement boundary. However it would be well related to development under construction at Mains Farm North in that it is physically adjacent, however it is over the ridge line and so does not relate visually to the existing settlement.	
Accessibility	North Berwick's overall accessibility via public transport to the wider city region and key employment locations as well as health and retail facilities ranks ninth among other settlements in East Lothian and lower than the other five main towns. The site is not within 400m of a bus stop with regular services however it is on a regular bus route. The site is not within 800m of a railway station. The site is not within walking distance (1600m) of the town centre and its range of facilities and services however it is within this distance of some facilities including a local shop and leisure centre.	
Exposure	The site has little to no shelter from northerly winds from built development or vegetation however does have some from topography, and will have some from built development once the Mains Farm site is built out.	
Aspect	The site is generally south facing.	
Suitability for Proposed Use	Use of the site for housing would not conflict with the adjacent agricultural use. There could be minor conflicts from noise or lorry movements from adjacent employment use however if this arises it should be capable of mitigation through design.	

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 that is moderately accessible and provides a range of facilities and services. Realistically however it is likely to result in increased travel by car. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works, and North Berwick Waste Water Treatment Works. Castle Moffat WTW has available capacity, but capacity at North Berwick WWTW is very limited. There are no road capacity issues with this site. Footway and cycle improvements may be necessary to provide access to the site along with potential speed limit changes and street lighting to the access points. There are road safety issues at the road junction at Kingston which would have increased flows. Access should be possible through the Mains Farm site to the north. Bus links and pedestrian links to the school are good.	
Service infrastructure capacity	The site is within the catchment for North Berwick High School, which has limited capacity. It may be able to expand on its current site though additional land may be necessary. The Law Primary is the catchment primary school for this site; this has very limited capacity, may not be able to expand further.	
Deliverability/ Effectiveness	The site has a willing landowner. The land may be under agricultural tenancy. Access is feasible. The effectiveness of the site would rely partly on whether an educational solution is available, as well as waste water treatment capacity being made available.	

PHOTOS

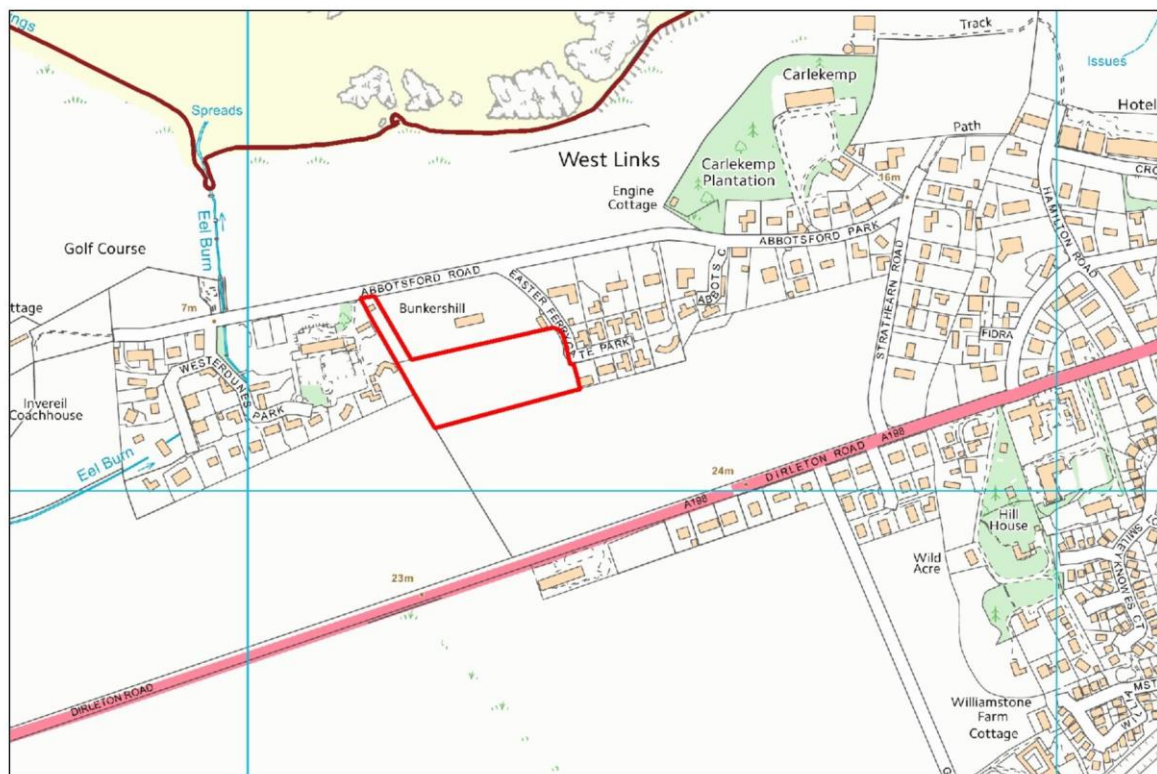




POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. The site is approximately 1.4km from the Firth of Forth SPA, Ramsar and SSSI. Tetrad data show records for Curlew, Oystercatcher and Redshank in the northern part of the site, though no records in the southern part of the site. Also, housing use could bring cumulative recreational impact on the Firth of Forth SPA and the site is therefore scoped in to HRA. The site is immediately adjacent to the North Berwick Law Reserve Listed Wildlife Site. Use for housing is likely to increase the variety of habitat compared to the existing arable use. TWIC records show no notable species within the site but record Scots Pine within 100m.	+/?*
Population	The site would provide housing, including an element of affordable housing to help meet need. At present the site has poor access to local and wider services and facilities by public and active transport. The site is likely to be considered an attractive place in which to live.	+
Human Health	The site is not known to be contaminated. The site is moderately well connected to the core path network, with a core path passing along the west side of North Berwick law, approximately 400m away, running to North Berwick and East Linton. North Berwick's main open spaces and sports facilities are approximately 900m from the site.	+
Soil	The development of this site would result in loss of Class 2 prime agricultural land. There are no rare or carbon rich soils on this site	-
Water	Very small pockets in the west of the site are shown to be at medium risk of surface water flooding. The site is not shown to be at risk of river flooding on SEPA's flood map.	+
Air	At a regional level, North Berwick is not considered to be as accessible as the other main towns in East Lothian. Although the site will benefit from improvements to public transport accessibility and active travel routes that will be provided as part of the Gilsland and Mains Farm	-

	housing developments, realistically development of the site is likely to increase car travel. The development of the site would be unconstrained by existing sources of air, noise or odour pollution.	
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's south facing aspect does 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 Class 2 agricultural quality.	-
Cultural Heritage	The site is located in close proximity to the scheduled monument of North Berwick Law. Any proposals must assess the impacts including cumulative impacts on the setting of that heritage asset. The site is not within a Conservation Area. There are no listed buildings on the site, however the site is adjacent to North Berwick Law Area of Great Landscape Value and could impact upon its setting. The site is not included within the Inventory of Historic Battlefields Inventory or within a historic garden/ Designed Landscape.	-
Landscape	<p>The site is located within the North Berwick Plain landscape character area. The proposed site is in close proximity to the North Berwick Law Area of Great Landscape Value and could adversely impact on its setting. The site is bounded by the B1347 to the east, by the Mains Farm housing development to the north and to the south and west by hedging and post and wire fencing and beyond by open arable land. It is the southern approach to North Berwick and provides open panoramic views over North Berwick and the Firth of Forth beyond.</p> <p>The site forms the southern section of the Mains Farm housing development (13/00227/PPM and 14/00753/AMM). Through that planning permission an area of open space was retained with no development permitted beyond the natural ridge line (which generally follows the northern boundary of this site). The development of this part of the site would extend the settlement boundary further out into the undeveloped countryside and could adversely impact on the setting of North Berwick Law.</p>	--

SITE INFORMATION	
Topic	Comments
Site Name	Land to the south of Bunkershill
Site Ref	MIR/NK/HSG131: LDP Policy DC1 Rural Diversification is applied in all but the northern strip to which RCA1 Residential Character and Amenity is applied.
Source of Site Suggestion	Smiths Gore
Site Size (ha)	1.836Ha
Current Use	Meadowland
Proposed Use	Housing
Summary Description and Planning History	A greenfield site currently used as meadowland, located on the western edge of North Berwick.



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site adjoins the west edge of North Berwick, located between development at Westerdunes Park and Easter Ferrygate Park. It is relatively well related to the North Berwick settlement.	Yellow
Accessibility	The site is not within 400m of a bus stop with regular services. The site is not within 800m of a railway station. The site is not within walking distance (1600m) of a town centre and its range of facilities and services.	Red
Exposure	The site has some shelter from northerly winds due to existing built development to the north.	Yellow
Aspect	The site is generally flat with no predominant aspect.	Green
Suitability for Proposed Use	The site is generally suitable for proposed development however consideration needs to be given to the northern part of the site and its relationship to the Listed Building Bunker Hill. The site is some distance from schools.	Yellow
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 that is moderately accessible and provides a range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works, and North Berwick Waste Water Treatment Works. Castle Moffat	Yellow

	<p>WTW has available capacity, capacity at North Berwick WTW is very limited.</p> <p>The A198/Strathearn Road junction could accommodate traffic from the site. Two way access would be required onto Abbotsford Road. Access from the site onto Easter Ferrygate Park is acceptable though visibility to the east is poor when exiting onto Abbotsford Road. The distance to schools is considerable.</p>	
Service infrastructure capacity	<p>The site is within the catchment for North Berwick High School, which has limited capacity. It may be able to expand on its current site though additional land may be necessary. The Law Primary is the catchment primary school for this site; this has very limited capacity, may not be able to expand further.</p>	
Deliverability/ Effectiveness	<p>It is not known when this site is intended to come forward. Additionally it has not been established whether there is sufficient infrastructure capacity to serve the development and the timescales for achieving this. It is not known whether the proposed vehicular access into the site can be formed and constructed without negatively impacting on the setting of the Category B listed building of Bunkerhill.</p>	

PHOTOS

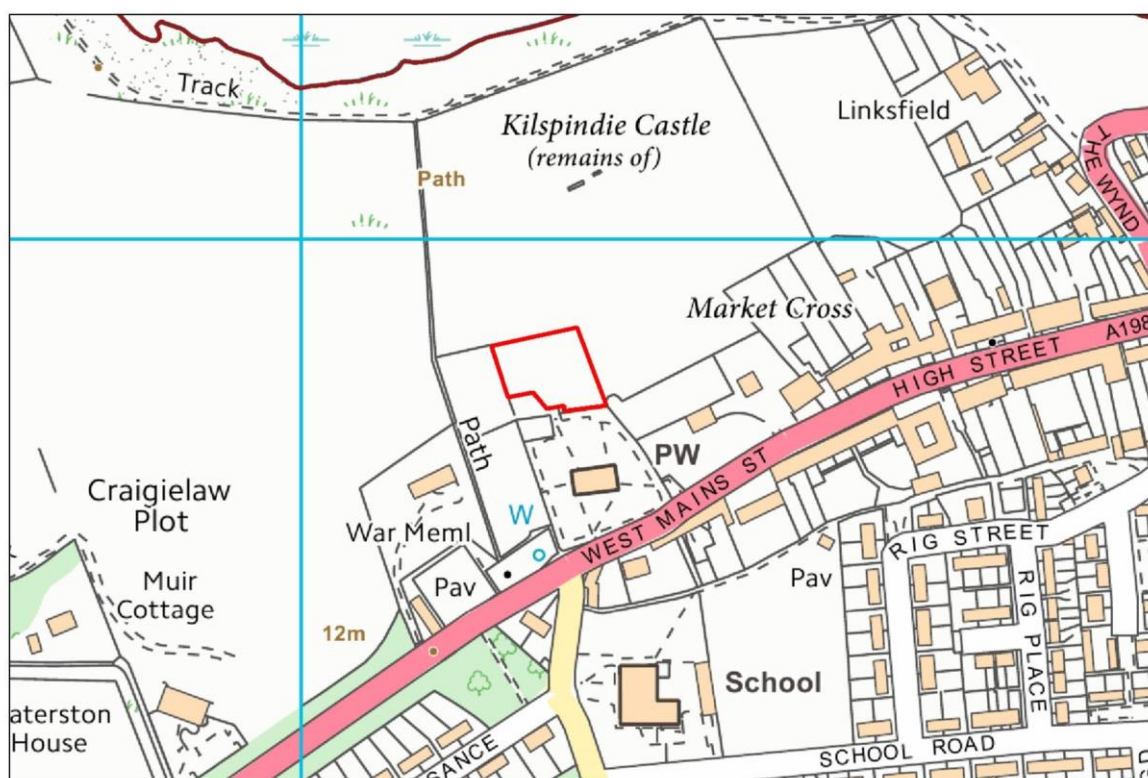




POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. The site is approximately 250m from the Firth of Forth SPA, Ramsar and SSSI. SPA species Grey Plover, Oystercatcher and Redshank have been recorded in this tetrad, and there are possible cumulative impacts on the SPA from development of this site. TWIC has no record of notable species on the site, but has a record of Pink Footed Goose within 100m.	?*
Population	The site would provide housing, including an element of affordable housing to help meet need. At present the site has limited access to local and wider services and facilities by public and active transport.	+/-
Human Health	The site is not known to be contaminated. The site is moderately well connected to the core path network, with a core path passing approximately 100m away, running to North Berwick and Dirlerton. North Berwick's main open spaces and sports facilities are approximately 3km from the site.	+/-
Soil	The development of this site would result in some loss of class 2 prime agricultural land and an area of rare carbon rich brown calcareous soil.	-
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. SEPA has not raised any concerns with regards flood risk or impact on the local water environment provided the development is connected to the public sewer.	0
Air	The development of the site would be unconstrained by existing sources of air pollution. At a local level, development of the site for housing would increase the need to travel by private car and lead to an increase in air pollution. At a regional level, North Berwick is not considered to be as accessible as the other main towns in East Lothian.	-
Climatic Factors	North Berwick is in a less accessible location in regional terms than the other five main towns in East Lothian and it is also further from major centres of employment than many other East Lothian settlements. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. Development on the site would lead to some increase in car-based journeys and resultant greenhouse gas emissions. The site's aspect does 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 and containing carbon rich brown calcareous soil.	-
Cultural Heritage	<p>HES note that the A listed mansion Bunkerhill House is located immediately to the north, and its entrance faces onto the site. Access to the site is proposed via a new vehicular access to be formed through the garden ground of Bunkerhill. Development of this site could raise issues of national significance in terms of impact on its setting.</p> <p>The site is within North Berwick Conservation Area. Bunkerhill Lodge & Gatepiers, Bunkerhill, and Westerdunes and its gardens and walls, all Category B listed, lie to the north of the site and are visible from the A198 upon entry to North Berwick and development could impact on views of the listed buildings and on the character of North Berwick Conservation Area.</p> <p>There are no scheduled monuments within or adjacent to the site nor is the site included within the Inventory of Historic Battlefields Inventory or within a Historic garden/ Designed Landscape.</p>	--
Landscape	<p>The site is located within the North Berwick Plain landscape character area. It forms open area of grassland associated with Bunkerhill. It is defined to the north by a stone wall beyond which lies Bunkerhill House, to the east by infill housing development of Easter Ferrygate Park, to the south and southern part of the western boundary by a post and wire fence beyond which is open arable land and to the remaining west boundary by infill development within the grounds of Westerdunes. The site is proposed to be accessed from the northwest between Bunkerhill and Westerdunes from Abbotsford Road.</p> <p>The listed building of Bunkerhill , its gardens and walls and mature trees, are visible from Dirleton Road, the A198 to the south, and the golf course and coast to the north. Although development of the site would complete the pattern of infill development to the large properties to the south of Abbotsford Road this would have a significant adverse impact on the setting of Bunkerhill.</p> <p>Scottish Natural Heritagenote that the site is readily visible from the A198 and accordingly development of it would have to minimise adverse landscape and visual impacts, on regionally attractive views.</p>	--

SITE INFORMATION	
Topic	Comments
Site Name	Aberlady Burial Provision
Site Ref	MIR/NK/OTH022: LDP Policy DC1 Rural Diversification is applied.
Source of Site Suggestion	ELC Amenity Services
Site Size (ha)	0.24Ha
Current Use	
Proposed Use	
Summary Description and Planning History	A greenfield site currently used as meadowland , located immediately north of Aberlady Parish Church.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site adjoins the north edge of Aberlady. It is outside the settlement boundary but adjoins existing development and is well related to it.	
Accessibility	The site is within 400m of a bus stop with regular services to Haddington and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of Aberlady town centre and its range of facilities and services.	
Exposure	The site has little to no 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 is generally north facing 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 meadow land or adjacent burial land.	
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 Castle Moffat Water Treatment Works, and Gullane Waste Water Treatment Works. Castle Moffat WTW has	

	available capacity. The use is unlikely to require waste water services. Access is feasible as an extension to the existing provision.	
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.	

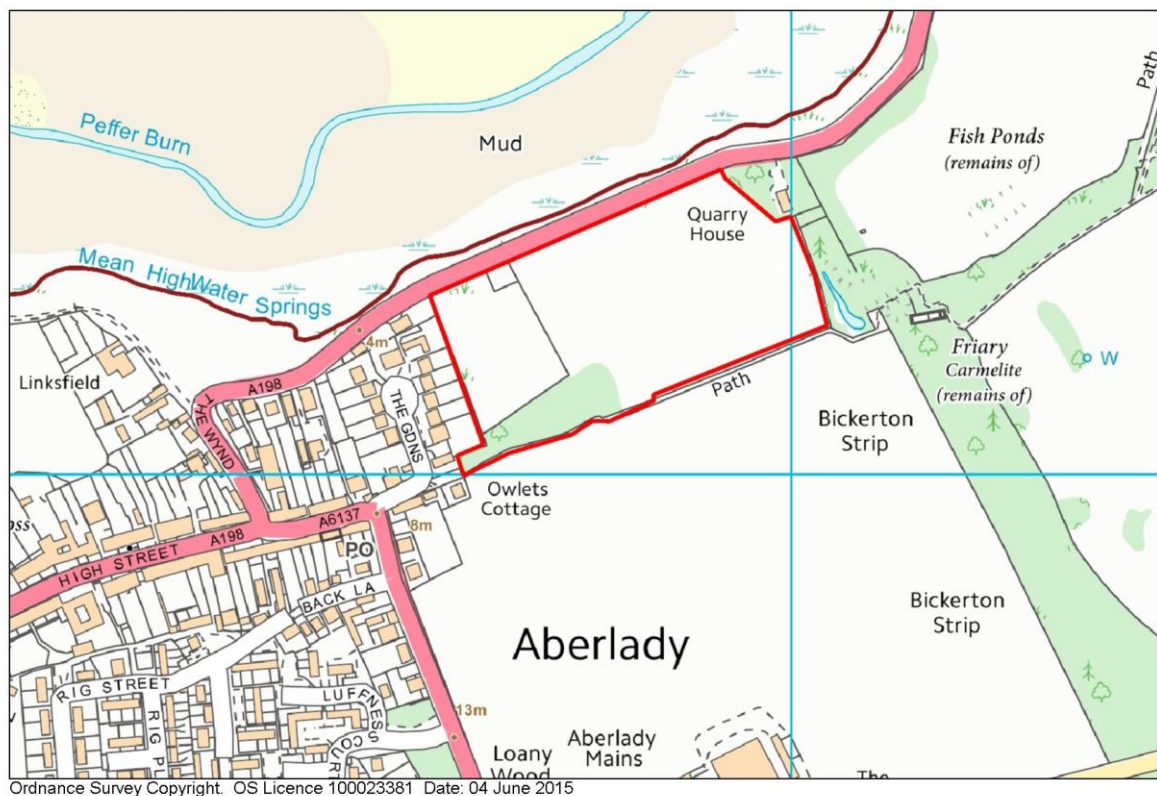
PHOTOS



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. The site's development would not result in the loss of protected trees or woodland and is likely to improve biodiversity through more varied planting and undisturbed stone as habitat for lichen though this would be balanced against loss of meadowland. The site is approximately 250m from the Firth of Forth SPA, Ramsar and SSSI. Tetrad data show records for Curlew and Pinkfooted Goose. Given proximity to the site and tetrad records the site is scoped into HRA. There are no TWIC records of notable species on or within 100m of the site.	+/?*
Population	Development of the site would benefit the population in that burial in Aberlady would remain an option. Active travel access to the site is reasonable though for some people would require a crossing of the busy A198 which passes through Aberlady.	+
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 Aberlady, and by its peaceful, scenic location could aid the grieving process. Emissions to air associated with cremation would be avoided.	+
Soil	Strategic level soil maps show this site on the boundary between Class 1 and Class 4 agricultural land. The site is not currently intensively farmed. There are no rare or carbon rich soils on this site.	-
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	0

	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. The site has good access by public and reasonable active travel access. Provision of burial land avoids the emissions to air such as mercury associated with cremation.	+
Climatic Factors	Burial avoids the energy use of cremation however is arguably not an efficient use of land. 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 make efficient use of land and resources, being greenfield land.	-
Cultural Heritage	The site is within Aberlady Conservation Area. The boundary wall of the churchyard and burial ground, and much of Aberlady village, is stone, and if this boundary treatment was not respected there could be adverse impact on Aberlady Conservation Area. Aberlady Parish Church which is category A listed, lies to the south of the site. The proposed development would not impact on views to or from Aberlady Parish Church. The site lies entirely within the scheduled area Kilspindie Castle, castle and settlement. Works in this area would result in damage to the scheduled monument contrary to SPP and HES would object to the inclusion of this site in the proposed plan. There is strong potential for archaeological remains. The site is not within the Inventory of Historic Battlefields Inventory or within a historic garden/ Designed Landscape.	-
Landscape	The site is located within the North Berwick Plain landscape character area and the Aberlady Conservation Area. The site comprises an area of grassland to the southwest corner of the Kilspindie Castle scheduled ancient monument. It is bounded to the south by the stone wall of the Aberlady Parish Church grounds. The north and east boundaries are undefined. The west boundary is defined by the stone wall to the existing cemetery. There are a number of small, self seeded scrubby trees that are not significant or worthy of retention should the site be developed as a cemetery. Although the development of the site would represent a logical expansion to the existing Aberlady Cemetery.	o

SITE INFORMATION	
Topic	Comments
Site Name	Bickerton Fields AKA Aberlady East (Northern Field)
Site Ref	MIR/NK/HSG006b: LDP Policy DC1 Rural Diversification and Policy DC8 Countryside around Towns are applied
Source of Site Suggestion	Cala Management Limited
Site Size (ha)	4.9Ha
Current Use	Agricultural
Proposed Use	Housing and Orchard
Summary Description and Planning History	A greenfield site currently used as agricultural land, located on the north east edge of Aberlady.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site adjoins the north east edge of Aberlady. It is outside the settlement boundary but adjoins existing development.	Yellow
Accessibility	The site is within 400m of a bus stop with regular services to Haddington and North Berwick. The site is not within 800m of a railway station. The site is within walking distance (1600m) of Aberlady town centre and its range of facilities and services.	Yellow
Exposure	The site has limited shelter from northerly winds due to a high stone boundary wall to the north however it is open to the Firth of Forth otherwise.	Red
Aspect	The site is generally flat with no predominant aspect.	Green
Suitability for Proposed Use	The site may be subject to coastal erosion (including of adjacent road/sea level rise).	Yellow
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 that is moderately accessible and provides a range of facilities and services. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Yellow
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works, and Gullane Waste Water Treatment Works . Castle Moffat WTW has available capacity.	Yellow

	Access onto the A198 is achievable. A footway would be required along the south side of the A198. There would be the possibility of a link road by-pass from the A6137 to the A198.	
Service infrastructure capacity	Ablerlady Primary school has limited capacity, further modest expansion of the facility on site may be possible. The site is within the catchment for North Berwick High School, which has limited capacity. It may be able to expand on current site but additional land may be necessary. Capacity may be taken up by other sites.	
Deliverability/ Effectiveness	An educational solution would need to be ensured. The site is potentially vulnerable to flooding.	

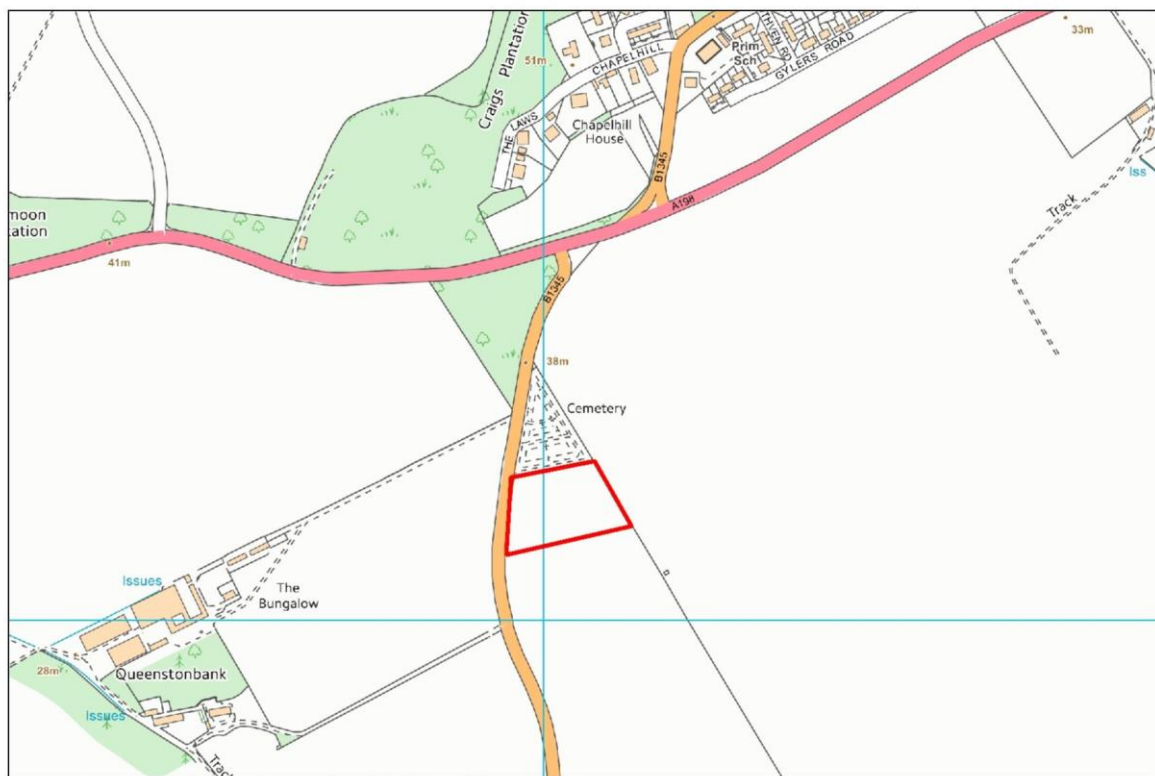
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POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would result in the loss of trees covered by a Tree Preservation Order (TPO) in the south west corner of the site. The site's proposed use includes an orchard so it is assumed this woodland would form part of the submission. The site is immediately adjacent to the Firth of Forth SPA, Ramsar and SSSI. There are tetrad records of all 7 of the SPA species checked, several at high numbers. There could be impacts on the SPA including increased recreational use of Aberlady Bay part of the SPA as well as cumulative impacts. The site is therefore scoped into HRA. TWIC has records of shelduck and swift overlapping the site. There are also records of Golden Plover, Lapwing, Oystercatcher, Shelduck and Wigeon within 100m in Aberlady Bay, and Mother of Pearl moth in Bickerton Strip.	--*
Population	The site would provide housing, including an element of affordable housing to help meet need. At present the site has moderate access to local and wider services and facilities by public and active transport.	+
Human Health	The site is not known to be contaminated. The site is well connected to the core path network, with a core path passing along the north of the site, running to Gullane, Longniddry and Haddington. Longniddry's main open spaces and sports facilities are approximately 5km from the site.	+
Soil	The development of this site would result in a small loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	The northern half of the site is shown to be at medium risk of coastal flooding. The site is not shown to be at risk of river or surface flooding on SEPA's flood map. It is in a Potentially Vulnerable Area.	-
Air	The development of the site would be unconstrained by existing sources of air pollution. The site has good access by active travel and relatively good public transport links, however, it is likely that development of the site would generate the need for an increase in car use to access facilities and higher level services.	-
Climatic Factors	Longniddry, the closest ranked settlement, is 39 th out of 71 in terms of regional accessibility to jobs.. Therefore development of this site would not be focusing development in the most accessible and sustainable locations. However, 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 South facing aspect would 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	<p>The site is within Aberlady Conservation Area, and development may impact on its setting Luffness Quarry House, category B listed, lies to the north east of the site, largely screened by an area of woodland. Development of the site would therefore not impact on views to or from Luffness Quarry House. There are no scheduled monuments within the site but it is close to the scheduled monument of Luffness Friary although HES say it's unlikely that any impacts would be significant. The site is within the Inventory of Historic Battlefields Inventory. It is adjacent to Luffness Historic garden/ Designed Landscape, which contains the A listed Luffness house. The citation mentions views of this GDL from Aberlady Bay, as well as views of the Bay from the northern policy woodland. The policy woodlands are mentioned as being important in views in particular from the NE.</p>	-
Landscape	<p>The site is located within the North Berwick Plain landscape character area. The site is flat grazing land, bordered to the north by a stone wall and a narrow band of windswept trees, which limits views of the site from the A198 to the north. The site is bounded by trees, a pond and category B listed Luffness Quarry House to the east and the Luffness inventory garden and designed landscape lies to the east. The site is bounded to the south by a stone wall with a path to its south beyond which there is arable land. The west boundary is formed by residential development known as The Gardens. There are trees protected by woodland W2 of tree preservation order number 33 – Aberlady within the southwest quadrant of the site.</p> <p>The site extends the pattern of development outwith the existing settlement boundary to the east of Aberlady, creating an unbalanced linear corridor of ribbon development towards the Luffness garden and designed landscape, breaking into the undeveloped coastline and creating an adverse landscape and visual impact on the setting of the coast and Aberlady Bay.</p>	-

SITE INFORMATION	
Topic	Comments
Site Name	Dirleton Burial Provision
Site Ref	MIR/NK/OTH023: LDP Policy DC1 Rural Diversification applied.
Source of Site Suggestion	ELC Amenity Services
Site Size (ha)	1.195Ha
Current Use	Agricultural
Proposed Use	Burial provision
Summary Description and Planning History	A greenfield site currently used as agricultural land, located to the immediate south of Dirleton Cemetery



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The site is outwith the settlement boundary of Dirleton, but would be well related to the existing cemetery.	
Accessibility	The site is within 400m of a bus stop with regular services to Edinburgh, Longniddry, Musselburgh, Wallyford and Aberlady. The site is not within 800m of a railway station. The site is within walking distance (1600m) of Dirleton centre and its range of facilities and services.	
Exposure	The site has some shelter from northerly winds due to the existing cemetery to the north as well as a high stone wall along the northern boundary however this is not relevant for burial site use as exposure will not increase energy use.	n/a
Aspect	The site is generally south facing 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 and housing land.	
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. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	

Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works. There is no waste water infrastructure in the vicinity. Castle Moffat WTW has available capacity. It is unlikely waste water treatment would be required for this use. Development of this site would bring an opportunity to provide a better, safer access than the existing one onto the B1345. In terms of active travel there are poor links to both Gullane and Dirleton.	
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.	

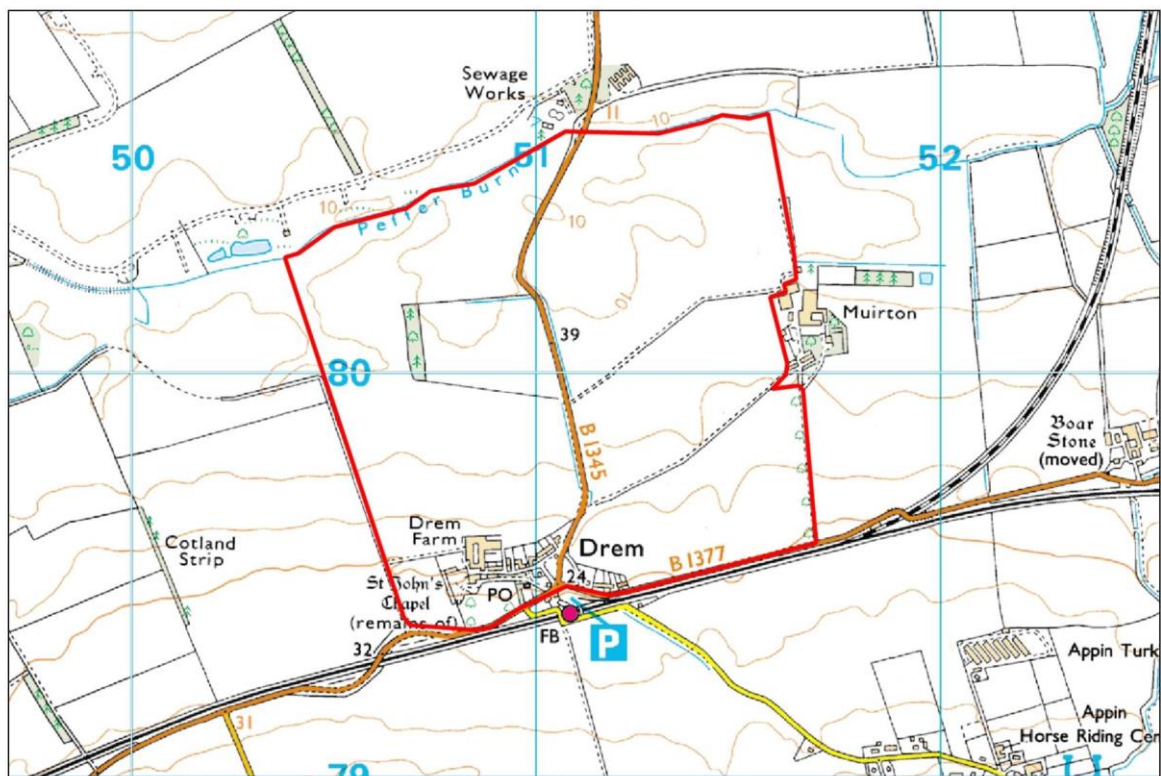
PHOTOS



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. The site's development would not result in the loss of protected trees or woodland and is likely to improve biodiversity through more varied planting and undisturbed stone as habitat for lichen.. The site is approximately 2.7km from the Firth of Forth SPA, Ramsar and SSSI. There are tetrad records for Lapwing, Oystercatcher, Redshank and Pink-footed Goose in this area. The habitat is suitable for these species and the site is therefore scoped into HRA. There are no TWIC records of notable species on or within 100m of the site.	+
Population	Development of the site would benefit the local population in that burial near Dirleton/Gullane 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 near Dirleton, 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 this site would result in a small loss of class 2 prime agricultural land. There are no rare or carbon rich soils on this site. The long term effects of use as a burial ground on soil are uncertain. Chemicals used in cleaning and maintenance may processes may also contaminate the soil.	-
Water	The site is not shown to be within or adjacent to an area at risk of flooding from identified sources on SEPA's flood map however it is in a Potentially Vulnerable Area. 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. The site is adjacent to a core path and has relatively good public transport links. Provision of burial ground avoids emissions to air from cremation.	+
Climatic Factors	Burial avoids the energy use of cremation however is arguably not an efficient use of land. 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 make efficient use of land and resources, being greenfield land of prime agricultural quality.	-
Cultural Heritage	The site is not within a Conservation Area. There are no listed buildings or scheduled monuments within or adjacent to the site nor is the site included within the Inventory of Historic Battlefields Inventory or within a historic garden/ Designed Landscape.	+
Landscape	The site is located within the North Berwick Plain landscape character area. The site is arable land, bordered to the north by existing Dirleton Cemetery, to the east and south by arable land and to the west by the stone wall to the B1345. The nature of the proposed development of this site would have minimal landscape	0

	impact. The development of the site would represent a logical expansion to the existing Dirleton Cemetery.	
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SITE INFORMATION	
Topic	Comments
Site Name	Land at Drem
Site Ref	MIR/NK/HSG122: LDP Policy DC1 Rural Diversification applies other than at Drem village to which RCA1 Residential Character and Amenity is applied.
Source of Site Suggestion	Cala Homes
Site Size (ha)	121.79Ha
Current Use	Agricultural/ Housing
Proposed Use	Housing
Summary Description and Planning History	A largely greenfield site currently used as agricultural land , located to the north of the Drem settlement



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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The area is within open countryside and not well related to an existing settlement. The site does not contain any areas of allocated land for housing in the current local plan. The area includes the small settlement at Drem which potential development might be well related to.	Yellow
Accessibility	The site is within 400m of a bus stop with regular services to Edinburgh, Wallyford and North Berwick. The site is within 800m of Drem railway station. The site is not within walking distance (1600m) of a town centre and its range of facilities and services.	Yellow
Exposure	The site has little to no shelter from northerly winds.	Red
Aspect	The site is generally south facing.	Green
Suitability for Proposed Use	There would be no land use conflict with adjacent agricultural land. There is a sewage works adjacent to the north of the site which may cause odour. Parts of the site are close to the East Coast Main Railway line which may cause noise.	Yellow
Fit with strategic policy objectives and direction	The site is outwith a main settlement but is within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'. Though realistically there is likely to be some increase in car travel, proximity to the railway station means this is likely to be lower than other possible sites.	Green

Physical infrastructure capacity	<p>The site would be served by Castle Moffat Water Treatment Works. Castle Moffat WTW has available capacity. There is no waste water infrastructure in the vicinity.</p> <p>SEPA state that private drainage is likely to be necessary. Fenton Barns sewage treatment works is at over capacity. Transport issues would be required to be addressed through a masterplan and potential re-structure of the road network with a re-route of the B1345. Increased parking at the station would be required, as would better pedestrian links. There would be knock on cumulative impacts at Bankton Interchange. There are road safety issues on both the existing B1345 and B1377. New road speed orders would be required. Train capacity would need to be improved. Moving Drem station onto the North Berwick branch line could be considered. This may require 3rd party land.</p>	
Service infrastructure capacity	<p>The site is within the catchment for Athelstaneford, which has very limited capacity and is unlikely to be able to expand. The site is large enough that an onsite primary education solution may be possible. North Berwick High limited capacity, there is potential for further modest expansion on site may be possible though this could be taken up by other sites. In combination with other sites in Drem a secondary school solution in Drem might be possible.</p>	
Deliverability/ Effectiveness	<p>An solution for both education and waste water would require to be found, either for this site alone or in combination with other sites in Drem. The development of the site would be dependent on improvements to the Bankton Interchange. Rail capacity improvements would be needed to benefit from the sites proximity to Drem station.</p>	

PHOTOS



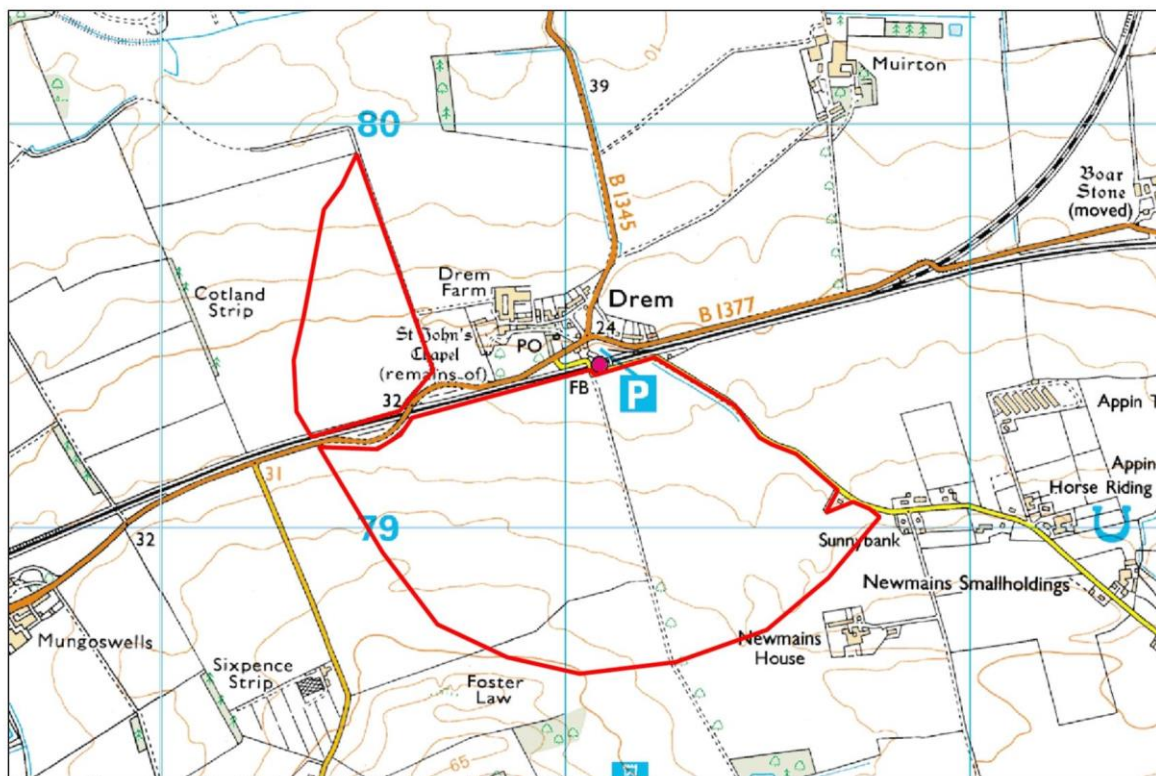


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. The site is approximately 3.8km from the Firth of Forth SPA, Ramsar and SSSI. There are records in the tetrad containing the northern part of the site of Curlew, Golden Plover, and Lapwing though none for the tetrad containing the southern part of the site. The site is however within an area known to be used by pink footed geese (an SPA species) for forage. The proposed use could also lead to increased recreational pressures on the Firth of Forth SPA and the site is therefore scoped into HRA. There are TWIC records of Whooper Swan and Brown Hare within the site and Herring Gull, Scots Pine and Common Club-rush within 100m.	-*
Population	The site would provide housing, including an element of affordable housing to help meet need. At present the site has limited access to local and wider services and facilities by public and active transport.	+/-
Human Health	The site is not known to be contaminated. The site area includes core paths in the south west as well as proposed new path links, which could be linked into development to support active travel between areas of development and the railway station, and the wider area. Dependent on the scale of development proposed there may be opportunities for significant new areas of open space and green networks.	+
Soil	The development of this site would result in a loss of class 2 prime agricultural land and a significant area of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	Pockets across the north of the site are shown to be at high risk of surface water flooding. The site is not shown to be at risk of river flooding on SEPA's flood map. SEPA would require an FRA which assesses the risk from the Peffer Burn and tributaries. Consideration will need to be given to bridge and culvert structures upstream and downstream of the site. Review of the surface water 1 in 200 year flood map indicates that	?

	<p>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> <p>Peffer Burn appears to be the closest waterbody, on which there are multiple pressures. Any waste water discharge should not result in further downgrade of the waterbody.</p>	
Air	<p>The site would be generally unaffected by existing sources of air pollution though the sewage works to the north may cause odour, and the Appin Turkey farm, on the SPRI register, is around 1km from parts of the site. The site has convenient rail connections although public transport accessibility is not of a level that would negate the need to travel by car. Drem does not have access to a range of local facilities, services and employment within walking distance therefore any further development in Drem would lead to an increase in travel by private vehicle and resultant increase in emissions and air pollution.</p>	-
Climatic Factors	<p>Drem/Fenton Barns is in a less accessible location in regional terms than most other East Lothian towns and larger villages. The nearest main settlements are North Berwick and Gullane, which themselves are among the least accessible of East Lothian's towns and larger villages, in regional terms. The site is further from major centres of employment than many other locations in East Lothian and has a very limited range of local facilities and services at present. Therefore development of this site would not be focused on development in the most accessible and sustainable locations. However, the area is relatively well positioned to enhance access to public transport, active travel routes, as well as local facilities and services and employment. Realistically, however, development would still lead to some 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).</p>	-
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>Drem is a historic village with many listed buildings and is designated as a Conservation Area, which comprises the whole village and its landscape setting. HES note that this allocation particularly in combination with MIR/NK/HSG136, has the potential to fundamentally change the character of Drem Conservation Area. They recommend that a design strategy should be development, used in conjunction with a conservation area appraisal. This will allow for a full assessment of any potential impact and change. Large scale development could also significant impacts listed buildings within Dren, and possibly also some within Fenton Barns, which may be able to be reduced by careful design and masterplanning. Scheduled monuments, including New Mains, enclosures and a ring ditch 580m west of West Cottage are to the north of the site. Any development that would fundamentally alter their setting should be avoided. There is high potential for direct impacts upon as yet unknown archaeological remains, which include a WWI and II airfield, dependent on the location and scale of development. There may be high potential for indirect setting</p>	--

	impacts upon a number of Scheduled Monuments in the wider area including, but not limited to, hillforts in the Garletons, the Chesters, and Dirleton Castle. Pre-determination work may be necessary dependent upon final locations.	
Landscape	<p>The site is located within the North Berwick Plain landscape character area. The site is bounded by the Peffer Burn to the northern boundary, by the B1377 and Edinburgh to London main line railway to the south, by field boundaries and the farm buildings of Muirton Farm to the east and by field boundaries to the west. The settlement of Drem and its Conservation Area sits within the southern area of the site. The B1345 runs through the site north to south. There is a mature group of trees within the site to the west and a couple of mature hedgerows running east to west through the site. Core path route 300 bounds the site to the southwest leading into Drem.</p> <p>The flat, openness of the site provides long range views in all directions. There is a view across the plain to North Berwick Law and Fenton Tower to the northeast. There are views to the south over the existing small settlement of Drem to the Garleton Hills, Hopetoun Monument and Kilduff Hill. There are views across the site to the north of the listed buildings of the airfield hangars. There are views west along the B1377 into the settlement of Drem and its surrounding Conservation Area.</p> <p>Housing development on this site represents a major change to the open and expansive landscape character of the area. The flat nature of the site increases its visual impact on the wider area of the coastal plain. However this could be mitigated with appropriate landscaping and design.</p> <p>Scottish Natural Heritage note that the proposal would represent major change to the open and expansive landscape character of the area.</p> <p>Further study which considers the suitability of this site and others in relation to landscape capacity and issues of landscape and visual impact is required.</p>	-/?

SITE INFORMATION	
Topic	Comments
Site Name	Land south and west of Drem
Site Ref	MIR/NK/HSG136: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Strutt and Parker
Site Size (ha)	68.24Ha
Current Use	Agricultural
Proposed Use	Housing
Summary Description and Planning History	A largely greenfield site currently used as agricultural land , located to the south of the Drem settlement





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The area is within open countryside and not well related to an existing settlement. The site does not contain any areas of allocated land for housing in the current local plan.	Yellow
Accessibility	The site is within 400m of a bus stop with regular services to Edinburgh, Wallyford and North Berwick. The site is within 800m of Drem railway station. The site is not within walking distance (1600m) of a town centre and its range of facilities and services.	Yellow
Exposure	The site has some shelter from northerly winds due to existing built development to the north in Drem however as it is on rising ground this is unlikely to offer much protection.	Red
Aspect	The site is generally north facing.	Red
Suitability for Proposed Use	There would be no conflict with surrounding agricultural use; the East Coast Main line railway and busy A198 run through the site, separating parts of it from the small existing settlement at Drem.	Green
Fit with strategic policy objectives and direction	The site is outwith a main settlement but is within the East Lothian SDA as identified within SESplan. Its development would therefore align well with strategic policy objectives of steering new development towards the most sustainable locations within the city region. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	Green
Physical infrastructure capacity	The site would be served by Castle Moffat Water Treatment Works. Castle Moffat WTW has available capacity. There is no waste water infrastructure in the vicinity.	Red

	<p>SEPA state that private drainage is likely to be necessary. Fenton Barns sewage treatment works is over capacity.</p> <p>For transportation, a wider masterplan of the area is required as there is the potential for changes to the existing road network. New pedestrian facilities would be required. Active travel links to Drem station and additional parking there would be required. Additional rail capacity would be required to allow the site to benefit from its proximity to Drem station. There is the possibility that the station could be moved to the North Berwick branch line however this may involve 3rd party land. Bus facilities would be required. Access to the B1377 is achievable at two locations. For road safety, crossing points across the B1345 would be required. There would be cumulative effects on the Bankton Interchange.</p>	
Service infrastructure capacity	<p>The site is within the catchment for Athelstaneford, which has very limited capacity and is unlikely to be able to expand. The site is large enough that an onsite primary education solution may be possible. North Berwick High limited capacity, there is potential for further modest expansion on site may be possible though this could be taken up by other sites. In combination with other sites in Drem a secondary school solution in Drem might be possible.</p>	
Deliverability/ Effectiveness	<p>An solution for both education and waste water would require to be found, either for this site alone or in combination with other sites in Drem. The development of the site would be dependent on improvements to the Bankton Interchange. Rail capacity improvements would be needed to benefit from the sites proximity to Drem station.</p>	

PHOTOS



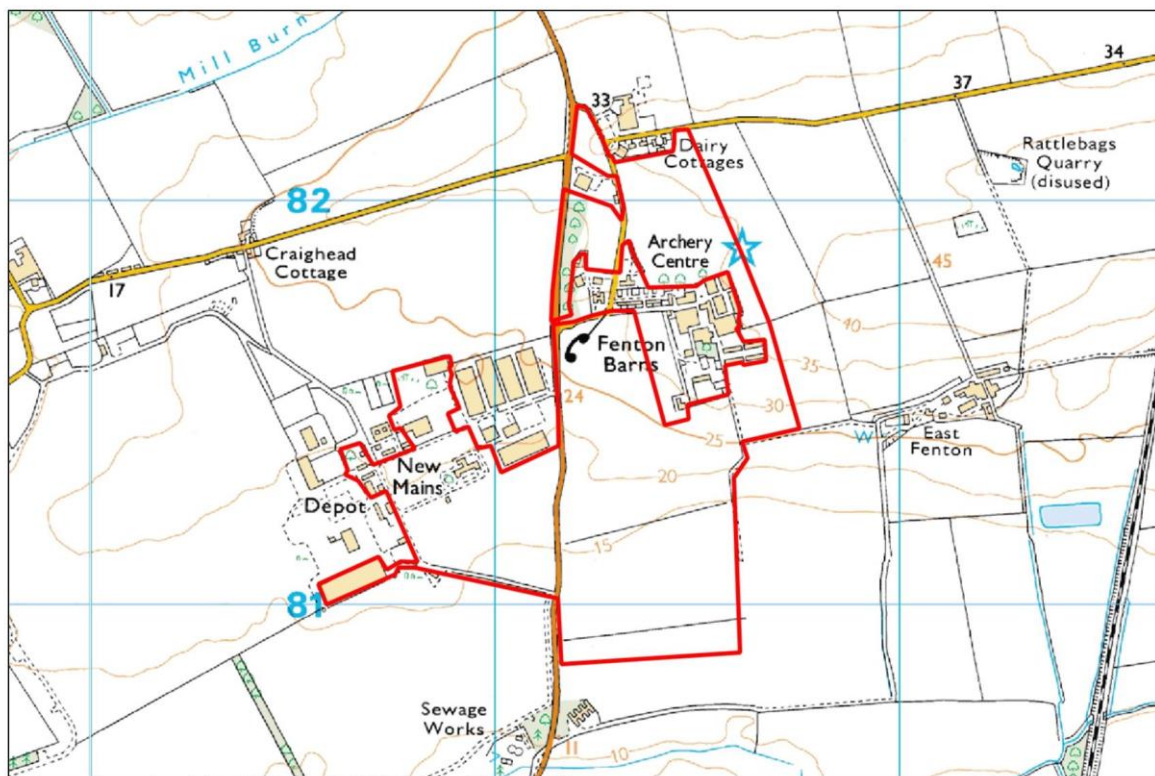


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. The site is approximately 4.5km from the Firth of Forth SPA, Ramsar and SSSI. It is within an area known to be used by pink footed geese (an SPA species) for forage, although there are no tetrad records of SPA species. The proposed use of the site could lead to increase recreational pressure on the Firth of Forth SPA. The site is therefore scoped into HRA. Use of the site for housing is likely to give rise to a greater variety of habitat than the current arable use. TWIC records Brown Hare and Herring Gull within the site, and Brown Hare also within 100m. Scottish Natural Heritage have not commented on the biodiversity interest of this site.	+/-/?*
Population	The site would provide housing, including an element of affordable housing to help meet need. At present the site has limited access to local and wider services and facilities by public and active transport.	+
Human Health	The site is not known to be contaminated. The nearest core path is 800m away, allowing active travel to Haddington. Proposed new path links could be linked into development to support active travel between areas of development and the railway station, and the wider area. Dependent on the scale of development proposed there may be opportunities for significant new areas of open space and green networks. The Appin Turkey farm, which is on the SPRI register, is close to parts of the site. There may be noise issues from the proximity to the railway.	+/-
Soil	The development of this site would result in a loss of class 2 prime agricultural land and a significant area of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	-
Water	Very small pockets in the north of the site are shown to be at high risk of surface water flooding. The site is not shown to be at risk of river flooding on SEPA's flood map.	o/?/-
Air	The site would be unaffected by existing sources of air pollution, though Appin Turkey Farm, on the SPRI register, is around 600m from the NW of the site. The site has convenient rail connections	-

	although public transport accessibility is not of a level that would negate the need to travel by car. Drem does not have access to a range of local facilities, services and employment within walking distance therefore any further development in Drem would lead to an increase in travel by private vehicle and resultant increase in emissions and air pollution.	
Climatic Factors	Drem/Fenton Barns is in a less accessible location in regional terms than most other East Lothian towns and larger villages. The nearest main settlements are North Berwick and Gullane, which themselves are among the least accessible of East Lothian's towns and larger villages, in regional terms. The site is further from major centres of employment than many other locations in East Lothian and has a very limited range of local facilities and services at present. Therefore development of this site would not be focused on development in the most accessible and sustainable locations. However, the area is relatively well positioned to enhance access to public transport, active travel routes, as well as local facilities and services and employment. Realistically, however, development would still lead to some 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 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	Drem is a historic village with many listed buildings and is designated as a Conservation Area, which comprises the whole village and its landscape setting. HES note that this allocation particularly in combination with MIR/NK/HSG122, has the potential to fundamentally change the character of Drem Conservation Area. They recommend that a design strategy should be developed, used in conjunction with a conservation area appraisal, which may be able to reduce these effects to an extent. Listed buildings within Drem could also be impacted. There is high potential for direct impacts upon as yet unknown archaeological remains, which include a WWI and II airfield, dependent on the location and scale of development. There may be high potential for impacts upon a number of Scheduled Monuments in the wider area including, but not limited to, hillforts in the Garletons, the Chesters, and Dirleton Castle. Those issues are of national significance such that HES would object to the allocation of the site. Whilst some housing development may be possible at the northern end of the site, this would have to be designed to mitigate the impact on the settings of those scheduled monuments. Pre-determination work may be necessary dependent upon final locations and	--

Landscape	<p>The site is located within the North Berwick Plain landscape character area. The site is divided by the B1377 and Edinburgh to London main line railway and the site will therefore be assessed as two separate sites.</p> <p>The northern site forms part of an arable field. It is bounded to the east by a hedged track forming the western boundary to the Drem Conservation Area and core path route 300. It is separated from the settlement edge by an arable field and a line of trees to the east side of the track. Its western and northern boundaries are undefined and the southern boundary is defined by the railway and the B1377.</p> <p>The flat, openness of the site provides long range views in all directions. There is a view across the plain to North Berwick Law and Fenton Tower to the northeast. There are views to the south to the Garleton Hills, Hopetoun Monument and Kilduff Hill. There are views across the site to the north of the listed buildings of the airfield hangars and Gullane Hill. There are views west to Luffness policy woodlands.</p> <p>The settlement of Drem is not visible in views from the west, due to its established landscape treed setting, although there are wider views over the plain to North Berwick Law to the northeast.</p> <p>The site is remote from the settlement of Drem and does not follow the geometric field pattern characteristic of the area and therefore does not fit with the landscape character of the area.</p> <p>Scottish Natural Heritage have not commented on this site.</p>	--
	<p>The southern site is an arable field with undefined southern and western boundaries. It rises to the south towards Kilduff Hill. It is located to the south of the railway and B1377 which separates the sites from the existing settlement of Drem. It is bounded to the east by the unclassified road to Newmains. A farm track with regular tree planting and a hedgerow bisects the site from north to south. Chester Hill Fort lies to the southwest of the site and housing development could impact negatively on the setting of the scheduled monument. There are views across the site to Kilduff Hill, Garleton Hills and Chesters Hill Fort. There are views from the southern edge of the site across the Drem Conservation Area to the coast to Gullane and North Berwick Law.</p> <p>The site is dislocated from the settlement of Drem and does not follow the geometric field pattern characteristic of the area and therefore does not fit with the landscape character of the area.</p> <p>Scottish Natural Heritage have not commented on this site.</p>	--

SITE INFORMATION	
Topic	Comments
Site Name	Land at Fenton Barns
Site Ref	MIR/NK/HSG137: LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Wallace Land Investment
Site Size (ha)	66.480Ha
Current Use	Agriculture
Proposed Use	Housing (1000 units)
Summary Description and Planning History	A greenfield site currently used as agricultural land , surrounding Fenton Barns and south of New Mains. A submission (ref PM/NK/HSG016) was received in 2011 for a mixed use proposal.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The area is within open countryside and not well related to an existing settlement. The site does not contain any areas of allocated land for housing in the current local plan. Fenton barns is not defined as a settlement within the current Local Plan.	
Accessibility	The site is not within 400m of a bus stop with regular services. The site is not within 800m of a railway station. The site is not within walking distance (1600m) of a town centre and its range of facilities and services, though there are some facilities at Fenton Barns itself.	
Exposure	Parts of the site have some shelter from northerly winds due to existing built development.	
Aspect	The site is generally south facing.	
Suitability for Proposed Use	There may be some conflict with employment uses on some parts of the site. There would be no conflict with surrounding agricultural use.	
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. It is also not within a settlement that provides a wide range of facilities and services. Development of the site is likely to lead to further car travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.	

Physical infrastructure capacity	<p>The site would be served by Castle Moffat Water Treatment Works. There is no waste water infrastructure in the vicinity. Castle Moffat WTW has available capacity.</p> <p>SEPA note that private drainage likely to be necessary. Fenton Barns sewage treatment works is over capacity. Peffer Burn appears to be the closest waterbody, on which there are multiple pressures. Any waste water discharge should not result in further downgrade of the waterbody.</p> <p>The site could be accessed from the B1345 and Fenton Barns. There is no public transport provision and the school catchment is important as there are no routes to school through the path network. There is potentially heavy use of the private car. Footway links to the wider networks to the wider network and coast would be required. Capacity of and active travel links to the rail network would need to be improved to maximise the benefits of the sites location close to Drem station. There would also be impacts on the Bankton Interchange.</p>	
Service infrastructure capacity	<p>Gullane/ Dirleton Primary has limited capacity. The school may be able to expand on current site but additional land may be necessary. Primary school provision may be possible by the developer on site.</p> <p>North Berwick High limited capacity, there is potential for further modest expansion on site may be possible though this could be taken up by other sites. In combination with other sites in Drem a secondary school solution in Drem might be possible.</p>	
Deliverability/ Effectiveness	<p>An solution for both education and waste water would require to be found, either for this site alone or in combination with other sites in Drem. The development of the site would be dependent on improvements to the Bankton Interchange. Rail capacity improvements would be needed to benefit from the sites proximity to Drem station.</p>	

PHOTOS



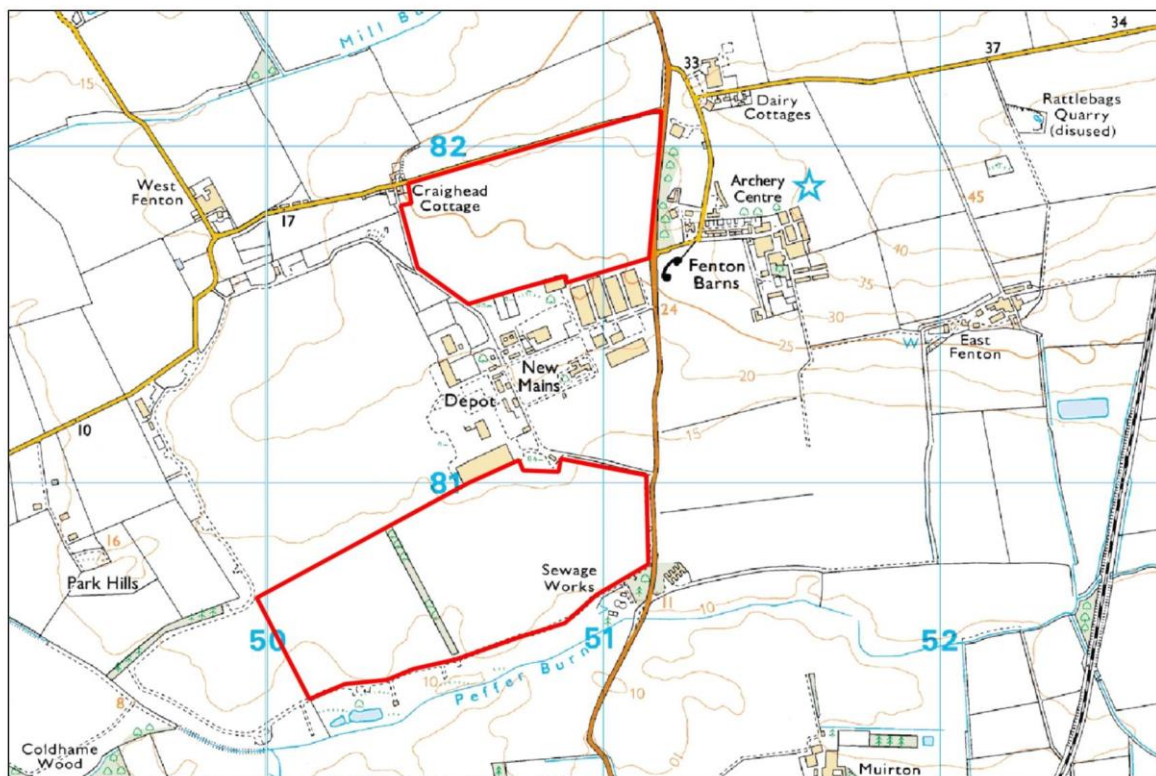


POTENTIAL IMPACTS OF DEVELOPMENT: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	<p>The site is not within any areas designated for their international, national or local nature conservation importance. The site's development would not result in the loss of protected trees or woodland. The site is approximately 3.5km from the Firth of Forth SPA, Ramsar and SSSI. Tetrad data record Curlew, Golden Plover and Lapwing within the tetrad. The site is also close to an area where large numbers of pink footed geese (a species cited in the Firth of Forth and other SPA's) have been recorded. The proposed use could lead to an increase in recreational pressure on the Firth of Forth SPA cumulatively. The site is therefore scoped into HRA.</p> <p>TWIC records Brown Hare overlapping the northern part of the site.</p> <p>Generally housing development would improve the variety of habitat over the existing arable use.</p>	+/?*
Population	The site would provide housing, including an element of affordable housing to help meet need. At present the site has poor access to local and wider services and facilities by public and active transport.	+/-
Human Health	A small portion of the proposed site is recorded as being highly contaminated on GIS records (military land). There is a strip of unknown filled ground marked running west to east through the site which is considered to be of medium contamination. Development may provide an opportunity for mitigation. The site is not connected to the core path network and there are no public open spaces or sports facilities in the locality, limiting opportunities for active travel and recreation. The site at its closest point is 565m from East Fenton Composting site, which is on the SPRI.	-
Soil	The development of this site would result in a loss of class 2 prime agricultural land and a significant area of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	--
Water	Very small pockets across the site are shown to be at medium risk of surface water flooding. The site is not shown to be at risk of river flooding on SEPA's flood map.	-/0/?
Air	It is uncertain whether there may be any air quality impacts arising from existing employment uses in the area. Additional development	-

	at Fenton Barns would increase the need to travel by car given its poor public transport accessibility and would therefore lead to an increase in emissions and air pollution.	
Climatic Factors	Drem/Fenton Barns is in a less accessible location in regional terms than most other East Lothian towns and larger villages. The nearest main settlements are North Berwick and Gullane, which themselves are among the least accessible of East Lothian's towns and larger villages, in regional terms. The site is further from major centres of employment than many other locations in East Lothian, and has a very limited range of local facilities and services at present. Therefore development of this site would not be focused on development in the most accessible and sustainable locations. However, the area is relatively well positioned to enhance access to public transport, active travel routes, as well as local facilities and services and employment. Realistically, however, development would still lead to some 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).	-/?
Material Assets	The site's development would not make efficient use of land and resources, being greenfield land of prime agricultural quality containing carbon rich soils.	-
Cultural Heritage	There are a number of category B and C listed buildings to the north and south of the proposed housing site including Model Farm, Fenbar Garage, Fenton Barn Cottages and Fenton Barns Farmhouse. There is a scheduled monument (enclosures 500m west of New Mains) approximately 200m west from the proposed new settlement boundary. Fenton Barns is the site of a wartime airfield and significant evidence of this remains. It is considered that there is high potential for unknown archaeological remains on the site.	-
Landscape	<p>The site is located within the North Berwick Plain landscape character area. The site forms three distinct areas – north of Fenton Barns, south of Fenton Barns and west of the B1345.</p> <p>Scottish Natural Heritage consider there will be likely significant landscape and visual impacts of development in this area. Further study which considers the suitability of sites in relation to landscape capacity and issues of landscape and visual impact is required, alongside consideration of the relationship to any proposed development at Drem. They advise that further detailed study of the landscape capacity for development is needed to refine site selection and identify a suitable approach to siting, design and necessary mitigation. Appropriate design tools should be used to inform any allocations, including the need to address natural heritage and placemaking issues and to ensure appropriate landscape setting for new development.</p>	--
	The site north of Fenton Barns sits between Dairy Cottages to the north and Fenton Barns Farm Cottages to the south. It has a gradual slope to the south with long range views to North Berwick Law to the east. Its boundary is defined to the west by the B1345 and a woodland belt and has no defined boundary to the east. It is currently arable land and golf course.	o

	<p>The site is relatively well contained, although would require sensitive landscape treatment to its east boundary and northwest gateway and could accommodate infill development.</p>	
	<p>The site south of Fenton Barns extends south from Fenton Barns Farm Cottages, wrapping around the farm complex to the east side. Its boundary is defined to the west by the B1345 and a fragmented hedgerow. It is bounded to the east by a track and hedge and has no defined southern boundary. The site slopes down to the south. It is currently arable land. It is a very open exposed site visible from the B1345 and the north side of Drem and in longer range views particularly the Garleton Hills to the south and the North Berwick branch rail line. Housing development on this site would have a significant adverse landscape impact on the landscape character of the immediate and wider area.</p>	--
	<p>The site to the west is bounded to the east by the B1345 with a hedge boundary. The poly-tunnels of the mushroom factory sit to the north and east. It is bounded to the south and southwest by the access road to the industrial estate. It incorporates part of the industrial estate to the west of the road, which contains trees protected by tree preservation order number 121 Fenton New Mains. Fenton Steading sits to the north and west. The site is bounded to the north by arable fields. The site consists of mainly arable land with a mix of landuses to the north and west. It is a very open exposed site visible from the B1345 and the north side of Drem and in longer range views particularly the Garleton Hills to the south and the North Berwick branch rail line. However the industrial estate to the north and west of the site provides a level of enclosure in views from the north and west. Housing development on this site is contrary to the existing character of the area, which consists of mainly industrial use, steading conversion and cottage related to agriculture. The scale of housing proposed for the site would have a significant adverse impact on the landscape character of the immediate and wider area.</p>	--

SITE INFORMATION	
Topic	Comments
Site Name	Land at Fenton Barns
Site Ref	MIR/NK/HSG121a; LDP Policy DC1 Rural Diversification applied
Source of Site Suggestion	Drygrange Estates Co. Limited
Site Size (ha)	77Ha. between two sites
Current Use	Agricultural
Proposed Use	Housing
Summary Description and Planning History	2 greenfield sites currently used as agricultural land, located to the north and south of New Mains.





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SUITABILITY AND DELIVERABILITY OF SITE		
Topic	Assessment	Score
Location	The area is within open countryside and not well related to an existing settlement. The site does not contain any areas of allocated land for housing in the current local plan. Fenton barns is not defined as a settlement within the current Local Plan. However, the site would become better related if site MIR/NK/HSG122 came forward.	
Accessibility	Site A is within 400m of a bus stop with services to North Berwick, Haddington and Longniddry. Site B is not within 400m of a bus stop with regular services. Both sites are not within 800m of a railway station. Both sites are not within walking distance (1600m) of a town centre and its range of facilities and services.	
Exposure	Parts of site B have some shelter from northerly winds due to existing built development, however site A and the majority of site B is exposed to northerly winds.	
Aspect	Both sites are generally south facing.	
Suitability for Proposed Use	Use for housing would not conflict with the surrounding agricultural use though there may be minor conflicts with nearby employment use.	
Fit with strategic policy objectives and direction	The site is close to Drem which is within the East Lothian SDA as identified within SESplan. With the development of other proposed sites at Drem this site should probably be considered as part of the SDA due to the likely consequent improvements to transportation links from the development of other sites. Were this other development to come forward its development would therefore	

	<p>nalign 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. Realistically, even with improved rail capacity and the existence of some local services and jobs development of this site is likely to lead to increased car travel. For assessment against other more detailed policy objectives see 'Potential Impacts of Development: SEA'.</p>	
Physical infrastructure capacity	<p>The sites would be served by Castle Moffat Water Treatment Works. There is no waste water infrastructure in the vicinity. Castle Moffat WTW has available capacity.</p> <p>SEPA states that private drainage likely to be necessary. Fenton Barns sewage treatment works is over capacity currently. Any waste water discharge should not result in further downgrade of the waterbody.</p> <p>The site could be accessed from the B1345 and Fenton Barns. There is no public transport provision and school catchments would be important for transport as there are no routes to schools through the path network. There is potential heavy use of the private car. A footway providing links to the wider network and coast would be required. There would be impacts on capacity at Drem station, and on the Bankton Interchange.</p>	
Service infrastructure capacity	<p>Gullane and Dirlerton Primary schools have limited capacity. The schools may be able to expand on current site but additional land may be necessary. Primary school provision may be possible by the developer on site either alone or in combination with other sites at Drem.</p> <p>North Berwick High limited capacity, there is potential for further modest expansion on site may be possible though this could be taken up by other sites. In combination with other sites in Drem a secondary school solution in Drem might be possible.</p>	
Deliverability/ Effectiveness	<p>A solution for both education and waste water would require to be found, either for this site alone or in combination with other sites in Drem. The development of the site would be dependent on improvements to the Bankton Interchange. Rail capacity improvements would be needed to benefit from the sites proximity to Drem station.</p>	

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. The site's development would not result in the loss of protected trees or woodland. The site is approximately 3.5km from the Firth of Forth SPA, Ramsar and SSSI. The site is close to areas where large numbers of pink footed geese, a cited species in the Firth of Forth and other SPA's, have been recorded. Tetrad data show Curlew, Golden Plover and Lapwing recorded in this tetrad. In addition the proposed use could lead to a cumulative increase in recreational pressure on the Firth of Forth SPA. The site is therefore scoped into HRA. There is a TWIC record of Brown Hare just outwith the site.</p> <p>Development for housing would provide more varied habitat than the existing arable use.</p>	+/-/?*

Population	The site would provide housing, including an element of affordable housing to help meet need. At present the site has poor access to local and wider services and facilities by public and active transport.	+/-
Human Health	There is a strip of unknown filled ground marked running south to east through site A which is considered to be of medium contamination. The entirety of site B is recorded as being highly contaminated on GIS records (military land). Development may provide an opportunity for mitigation. The site is not connected to the core path network and there are no public open spaces or sports facilities in the locality, limiting opportunities for active travel and recreation.	-/?
Soil	The development of site A would result in a small loss of class 2 prime agricultural land. The development of site B would result in a loss of class 2 prime agricultural land a significant area of class 1 prime agricultural land. There are no rare or carbon rich soils on this site.	--
Water	<p>Very small pockets across the site are shown to be at medium and high risk of surface water flooding. The site is not shown to be at risk of river flooding on SEPA's flood map.</p> <p>SEPA would require a Flood Risk Assessment to assess the risk from flooding of the Peffer Burn. This is due to the relatively flat topography and the likelihood of a modified drainage channel which may need regular maintenance. Peffer Burn appears to be the closest waterbody, on which there are multiple pressures. Development may bring the opportunity for improvement of this watercourse.</p>	+/-/?
Air	It is uncertain whether there may be any air quality impacts arising from existing employment uses in the area. Additional development at Fenton Barns would increase the need to travel by car given its poor public transport accessibility and would therefore lead to an increase in emissions and air pollution.	-
Climatic Factors	Drem/Fenton Barns is in a less accessible location in regional terms than most other East Lothian towns and larger villages. The nearest main settlements are North Berwick and Gullane, which themselves are among the least accessible of East Lothian's towns and larger villages, in regional terms. The site is further from major centres of employment than many other locations in East Lothian and has a very limited range of local facilities and services at present. Therefore development of this site would not be focused on development in the most accessible and sustainable locations. However, the area is relatively well positioned to enhance access to public transport, active travel routes, as well as local facilities and services and employment. Realistically, however, development would still lead to some 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).	-
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 a number of category B and C listed buildings in the surrounding area including Model Farm, Fenbar Garage, Fenton Barn Cottages and Fenton Barns Farmhouse. There is a scheduled monument (enclosures 500m west of New Mains) approximately	-

	200m west from the sites. Fenton Barns is the site of a wartime airfield and significant evidence of this remains. It is considered that there is high potential for unknown archaeological remains on the site.	
Landscape	<p>The site is located within the North Berwick Plain landscape character area. The site forms two distinct areas to north and south of Fenton Barns both to the east side of the B1345.</p> <p>Scottish Natural Heritage highlight the likely significant landscape and visual impacts of development in this area. They require further study which considers the suitability of sites in relation to landscape capacity and issues of landscape and visual impact, alongside consideration of the relationship to any proposed development at Drem. They advise that further detailed study of the landscape capacity for development would be needed to refine site selection and identify a suitable approach to siting, design and necessary mitigation. Appropriate design tools should be used to inform any allocations, including the need to address natural heritage and placemaking issues and to ensure appropriate landscape setting for new development.</p>	--
	<p>The north site is contained by a minor road to the north, the B1345 to the east, the poly-tunnels of the mushroom factory and Fenton Barns industrial estate to the south and residential development and a minor track to the west. It is currently arable land.</p> <p>The open nature of the site affords uninterrupted, panoramic views of the surrounding landscape including the Garleton Hills to the south.</p> <p>Housing development on this site is contrary to the existing character of the area. The scale of housing proposed for the site would have a significant adverse impact on the landscape character of the immediate and wider area.</p>	--
	<p>The site to the south is low lying arable land. It is defined by a track and the riparian zone of the Peffer Burn to the south; by the B1345 and hedge to the east; by the access road to the Fenton Barns Industrial Estate and buildings to the northeast and by field boundaries of arable land to the north and west. The site is dissected by a shelterbelt of trees from north to south.</p> <p>It is a very open exposed site visible from the B1345 and the north side of Drem and in longer range views particularly the Garleton Hills to the south. Housing development on this site would have a significant adverse landscape impact on the landscape character of the immediate and wider area.</p>	--



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