

## **COCKENZIE COMMUNITY FORUM**

**MEETING – Wednesday 24 April 2019, 1900-2045 hrs, Cockenzie House**

### **ACTION NOTE**

**Present:** Ferhan Ashiq, Preston Seton Gosford Area Partnership (Chair)  
Douglas Proudfoot, Head of Development, East Lothian Council  
Susan Smith, Economic Development, East Lothian Council  
David Ostler, Coastal Regeneration Forum  
Sheila Chambers, Cockenzie & Port Seton in Bloom  
Isobel Robertson, Cockenzie & Port Seton Community Council  
Cllr Willie Innes, East Lothian Council  
Cllr John McMillan, East Lothian Council  
Cllr Neil Gilbert, East Lothian Council  
Bryan Hickman, Cockenzie & Port Seton Community Council  
Cllr Fiona O'Donnell, East Lothian Council  
Brian Weddell, Chair, Prestonpans Community Council  
Philip Wark, Coastal Regeneration Forum  
Colin Herbert (for G Stewart), Cockenzie West Tenants' & Residents' Association

**In attendance:** Charles Balderstone, RedRock Power  
Marie Adkins, RedRock Power

#### **1. Apologies**

Apologies from Ray Montgomery, Sandra King, Iain McFarlane, Calum Miller, Gillian Stewart, Arran Johnston, Gareth Jones, Liz Clark, Philippa Barber.

#### **2. Presentation by RedRock Power**

CB gave a comprehensive presentation encompassing Background, Planning, Design. The company hopes to submit a further planning application later in 2019. An option agreement has been signed with the Council for the reduced footprint outlined and the lowest amount of land possible has been secured. Servitude rights are required. Construction of the onshore transmission works is likely to begin September 2020 for a period of around two years. They are exploring art work projects as Planning condition. NG asked about bunding to east and west of site – not proposed to the east as more land take would be needed; westerly bunding is partial as per design outline. FOD asked about seabed works to bring the cables onshore and CB said that this would be via drilling with no impact on seabed. The turbines will be 85km north. DO asked about the original plan to bring the cable over the Greenhills – the tidal range has too many risks associated with this option. There is site contamination and issue with ground-bearing pressure.

There was discussion about the design of the building and any objection would have to be made on genuine Planning grounds. The height has to be 12m (ELC Planning) and DP stressed positive engagement with Planning. He encouraged the community to respond to the consultation.

#### **3. Action note of previous meeting**

Approved by BW and seconded by SC.

#### **4. Matters arising**

Ash pipe - SS reported from RM that he is continuing to engage with Scottish Power with no risk identified.

SS to chase RM for update on bunds, as per minute of previous meeting (**ACTION: SS/RM**).

BW offered again to repeat the recent cruise workshop - for all to consider (**ACTION: all**).

DP reported on continuing engagement with Forth Ports around the cruise/port feasibility study – the RedRock Planning application has taken priority. WI confirmed that the Council has agreed to support this study that will be put to tender.

#### **5. Planning update**

In IMF's absence, DP reported on Planning Permission in Principle granted to RedRock by Scottish Ministers. The National Planning Framework review is important in the context of this site, delayed by Planning review, and the Council has been assured by Scottish Government that the NPF will be concluded in 2019. The Council wishes to plan with SG the future of Cockenzie and adjoining sites. The technical feasibility of cruise/port also needs to be understood. With regard to marketing the site, the RedRock Planning application and cruise/port feasibility have to be concluded beforehand. RedRock's subsidy award will also feature. WI reiterated that the Council remains committed to maximising the economic benefit from this site. DP referred to market demand as key influencer and how the Council is seeking to create momentum in the area but needs greater understanding of the market potential. SC commended the amount of work that has been undertaken to date and with the community not seeing any progress, there needs to be improved communication. There was some media activity that the site was up for sale, based on the sign asking for expressions of interest, but this has been corrected.

#### **6. Site update**

On behalf of RM, SS reported that the agricultural fields have been leased and competitively tendered-for.

#### **7. Community Engagement event update**

SS outlined the programme of engagement and information sessions providing the opportunity to respond to queries and provide updated information, DP added that the Facebook reach is now 15000. The site opportunity will impact on all of East Lothian meaning that sessions have been arranged for Haddington and Musselburgh. All were encouraged to attend.

#### **8. Engagement with interested parties**

SS with input from DO provided update on discussions about a film studio. Following a site visit by Creative Scotland staff, a meeting was held in Cockenzie House providing the opportunity for wider exploration. Cockenzie is now on the list of potential venues across the county. After some discussion and acknowledgement of the economic benefit of such a proposal, it was suggested that Creative Scotland be invited to a future meeting, either the next one or a specific one (**ACTION: SS**). DO added that further and higher education film training is available at The Edinburgh College, QMU and Napier University.

For information, Skyrora is undertaking pre-planning consultation on Tuesday 30 April in Prestonpans Community Centre for temporary use of land to test rocket engines at ground level.

**9. AOB**

PW asked about feasibility study for the port/cruise and about the number and quality of jobs expected to be created. WI responded that there will be engagement around film and a study of port/cruise and priority will be given to the one that creates the greatest number and quality of jobs.

DO referred to background to the port/cruise option and suggested that the number of jobs associated with the port would be greater in number and quality than cruise. WI reiterated that all opportunities must be considered.

JMM concluded that an economic impact study would be required and added that feasibility and sustainability must also be borne in mind.

DP gave final thoughts on the opportunity presented and alluded to the huge ambition shown by the local authority acquiring this site, the focus that must be given to addressing job density challenge coupled with East Lothian's growing population, the need to use infrastructure more effectively and also the need to undertake effective engagement around and marketing of the site.

2019 meeting schedule:

Wednesdays 31 July and 30 October in Cockenzie House