

East Lothian Local Development Plan 2018

Action Programme Update 2020

October 2020

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1 INTRODUCTION

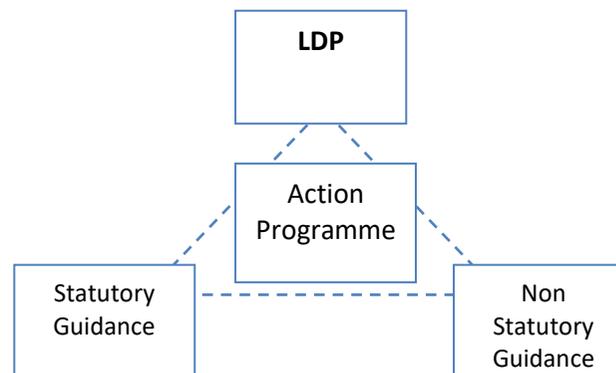
1.1 East Lothian Council adopted the new Local Development Plan in September 2018 and approved its Action Programme in October 2018. This update highlights the progress made with implementing the LDP's development strategy since the local plan's adoption. The review of the Action Programme provides an opportunity to identify progress made in relation to delivery of policies and proposals, and to consider additional future actions that may be required. As part of the preparation of this this update, we consulted and considered the views of the Key Agencies and anyone who is to carry out the action included in the Action Programme. This updated Action Programme supersedes the 2018 version of the Action Programme.

1.2 The East Lothian Local Development Plan (LDP) is an important land use document that sets out the Council's planning strategy and policies to guide and manage future development within East Lothian. The LDP sets out a long term vision for the future growth of East Lothian, identifying where and how development requirements can be delivered. It is a site specific plan that contains proposals that show where the Council wants to stimulate development as well as policies it will use to manage development in East Lothian, providing certainty to investors and communities.

1.3 The 2018 Action Programme has been prepared to accompany the LDP and sets out how the objectives, strategy and policies within the LDP can be successfully implemented and delivered, along with the various actions and partnerships that will be required to support and achieve implementation. In accordance with Section 21 of the Planning etc. (Scotland) Act 2006 and Regulation 26, the Action Programme sets out:

- A list of actions to deliver each of plan's policies and proposals
- The name of the person (organisation) who is to carry out the action
- The timescale for carrying out each action

1.4 The actions included are not just those to be carried out by the Planning Authority, but also by key stakeholders and agencies. Delivery of LDP policies and proposals is dependent on a wide range of factors, including actions contained in other plans, programmes and strategies, economic conditions and other factors beyond the control of the LDP. As a result, the Action Programme is intended to give a broad indication of the expected timescales for development rather than a precise programme of delivery. It is a live document and is flexible in response to change. The Action Programme will continue to be reviewed on a regular basis to ensure it remains relevant and up-to-date.



Format of the Action Programme 2020 Update

1.5 The intention is that this update of the Action Programme will be easy to use and compare with the 2018 Action Programme. Therefore, this update follows the format of the 2018 Action Programme. Within the Local Development Plan and within the 2018 Action Programme, site specific proposals are identified and their references are identical in both documents. Each policy describes the implementation timescale as ongoing and each proposal describes the implementation timescale as:

Short term (0-5 years),

Medium term (5-10years) or

Long term (10 years or over).

1.6 The 2018 Action Programme looked at the strategic policies and proposals and the identified actions needed to implement the proposals. To assist with the delivery of development on the ground, the Council has prepared Supplementary Guidance on Developer Contributions. Contributions will be utilised to implement the broad strategy of the Plan and specific proposals. The actions based on the LDP are structured as follows:

- **Priority Actions – Key Strategic Projects (Section 2 of the Action Programme)**

These are mostly actions that must be implemented in the short to medium term to assist with the timely delivery of the LDP. They are broken into four Priority Actions;

- 1) Adoption of Local Development Plan Supplementary Guidance and Supplementary Planning Guidance;
- 2) Delivery of Specific Proposals relating to Major Infrastructure;
- 3) Delivery of Specific Proposals relating to Education
- 4) Delivery of Specific Proposals relating to Sport and Leisure

- **LDP Guidance – Proposals & Policies (Section 3 of the Action Programme)**

This section sets out the policies and proposals of the plan and stipulates any actions associated with them.

- LDP non-statutory Supplementary Planning Guidance
- LDP Policies and Proposals

- **Monitoring and Assessment for LDP Review (Section 4 of the Action Programme)**

Purpose of the Action Programme

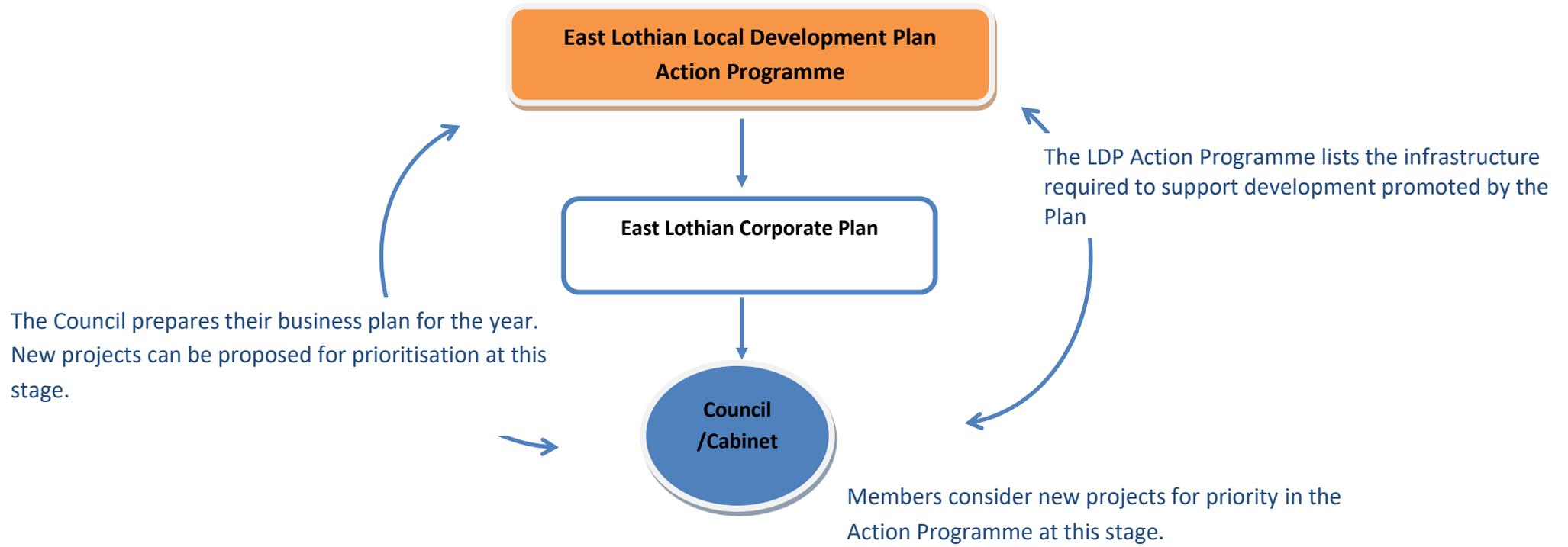
1.7 The Local Development Plan (LDP) sets out how places in East Lothian will change and develop into the future. This Action Programme supports the LDP by outlining how the policies and proposals in the LDP will be delivered by East Lothian Council and other stakeholders. It sets out how the Council proposes to implement the LDP, to provide a focus on delivery and to co-ordinate development and infrastructure provision. Setting out this programme of the multiple actions required to deliver the plan will assist in more co-ordinated and efficient implementation. This will in turn contribute to the Council's aim of creating a prosperous, safe and sustainable East Lothian that will allow local people and communities to flourish, as set out in the Council Plan 2017-2022.

1.8 Within the LDP, there are a number of policies which set the strategic direction of the Plan and these influence the location of new development. This Action Programme will reflect the continuous process of delivering development and will prioritise key areas of action that will be required to deliver the vision and objectives of the Plan. There is a close connection with the content of the Action Programme and the further information and guidance in the Developer Contributions Framework Supplementary Guidance. This is particularly in relation to infrastructure provision and associated costs and timing for delivery.

How will the Action Programme be used?

1.9 The Action Programme and the Plan itself do not work in isolation. They are part of a concerted action involving internal departments and external agencies. They therefore strongly align with a number of key corporate policy statements of the Council including the Single Outcome Agreement, Local Housing Strategy and Developer Contributions Framework Supplementary Guidance. This makes the Local Development Plan an important corporate document whose successful implementation will require cross departmental action.

FIGURE 1 - Governance



Responsibilities

1.10 The LDP sets out the policies and proposals to be implemented through decision making. This Action Programme does not look to repeat that information but instead collates them so that an overview of the plan's progress can be established and progress on the actions can be monitored. This will enable the Governance arrangements that have been put in place to continue the momentum of plan delivery.

1.11 Each policy and proposal will identify who the key agents of action are, how they will deliver this through the identification of key actions, and when they will do it. It is intended that this Action Programme will be a live working document, and subject to review meetings that will be held regularly. Progress on achieving the key stages of each project will be reported to Senior Officers via Team Meetings and then reported to Members via the Members Library every two years or more frequently should the Council deem necessary. The lead agency noted in the Action Programme will be responsible for the implementation of the policies and proposals to which they are assigned. They will also have the responsibility for regular reporting and for monitoring and updating of the Action Programme.

Delivery

1.12 It must be recognised that delivery of development is not always straightforward and a number of internal and external factors can contribute to delay or slippage. The Action Programme needs to be flexible in response to change, proposing alternative solutions when needed (so long as there are consistent with the Development Plan) and assessing the impact of any change on remaining proposals as many are inter-linked.

1.13 It is recognised that confidence in delivery of the Local Development Plan is important to the Council, its local communities and businesses. The governance arrangements are in place to ensure progress of the plan's implementation is sufficiently monitored and that actions are instigated by the relevant organisations in an appropriate timescale.

2 PRIORITY ACTIONS

2.1 This section sets out actions that must be taken to progress with Key Strategic Projects. On adoption of the LDP, these actions will be a priority as they are essential to enable implementation of other dependant actions across the authority area. In the interests of delivery, some actions will be progressed as the LDP is emerging. These actions will be led by ELC and require joint working across the authority and in partnership with others, including Key Agencies, Consultation Authorities and landowners and developers. They will be key to the initial phase of plan delivery.

Priority Action 1: Adoption of Local Development Plan Statutory and Non Statutory Guidance

PRIORITY ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN STATUTORY AND NON STATUTORY GUIDANCE					
Policy	Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Progress (2020)
STATUTORY GUIDANCE					
<u>Developer Contributions Framework Supplementary Guidance</u>					
Policy DEL1	ELC (lead)/ Developers	All in East Lothian	Public consultation – June-July 2018 Adopted - March 2019		Adopted in March 2019.
The Developer Contributions SG supports the policies in the East Lothian Local Development Plan, including Policy DEL1: Infrastructure and Facility Provision which signposts the production of the SG. It sets out the requirements for developer contributions. The Supplementary Guidance links to the LDP and Action					

<p>Programme and provides further detail on the policy approach, the types and scales of development to which it will apply and mechanisms for delivery. This Supplementary Guidance deals primarily with matters of a financial nature. It sets out the Council’s proposed future section 75 planning obligations.</p>					
<p>STATUTORY GUIDANCE</p>					
<p><u>Town Centre Strategies Supplementary Guidance</u></p>					
<p>Policies: TC1, TC2, TC3</p>	<p>ELC (lead)/ Developers/ Community Councils / Amenity Societies</p>	<p>Tranent, Prestonpans, Haddington, Dunbar, North Berwick</p>	<p>Public consultation – November- December 2018</p> <p>Adopted - April 2019</p>		<p>Adopted in April 2019</p>
<p>The town centre strategies provides a vision for each town centre to help address local environmental issues as well as their vibrancy, vitality, and viability. They are informed by the findings of a retail capacity study for East Lothian.</p>					
<p>PRIORITY ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN STATUTORY AND NON STATUTORY GUIDANCE</p>					
<p>Policy</p>	<p>Joint Working</p>	<p>Dependant Sites Allocation / Application</p>	<p>Timing & Next Steps</p>	<p>Time: Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)</p>	<p>Progress (2020)</p>
<p>NON STATUTORY GUIDANCE</p>					
<p><u>Development Briefs Supplementary Planning Guidance</u></p>					
<p>Policies: DP9</p>	<p>ELC (lead)/ Developers/ Queen Margaret</p>	<p>See Clusters below</p>	<p>Public consultation - June - July 2018</p>		<p>Adopted in October 2018</p>

	University (with regard to MH1)				
<p>The briefs were adopted as Supplementary Planning Guidance in October 2018. They form a non-statutory part of the East Lothian Local Development Plan. The development briefs guide development of the specific housing and employment sites throughout East Lothian in line with the Local Development Plan policies and cover land use and indicative layout and design.</p>					
Musselburgh Cluster		Policy DP9			
Development Briefs		<p>Allocations:</p> <p>PROP MH1 – Land at Craighall, Musselburgh PROP MH10 – Land at Dolphingstone PROP MH3 – Old Craighall Junction South West PROP MH13 – Land at Whitecraig South PROP MH8 – Levenhall, Musselburgh PROP MH14 – Land at Whitecraig North</p>			
Prestonpans Cluster		Policy DP9			
Development Briefs		<p>Allocations:</p> <p>PROP PS1 - Longniddry South</p>			
Tranent Cluster		Policy DP9			
Development Briefs		<p>Allocations:</p> <p>PROP TT1 - Housing at Windygoul South, Tranent PROP TT1 - Housing at Windygoul South, Tranent PROP TT3 – Employment, Windygoul South, Tranent</p>			

	<p>PROP TT4 – Lammermoor Terrace, Tranent PROP TT5 – Bankpark Grove, Tranent PROP TT6 – Kingslaw, Tranent PROP TT7 – Macmerry North PROP TT8 – Macmerry Business Park East PROP TT9 – Gladsmuir East</p>	<p>PROP TT10 – Limeylands Road (Tynemouth West), Ormiston PROP TT11 – Elphinstone West PROP TT12 – Woodhall Road, Wester Pencaitland PROP TT14 – Park View, Easter Pencaitland</p>
Haddington Cluster	Policy DP9	
Development Briefs	<p>Allocations:</p> <p>PROP HN2 – Lethan Mains Expansion, Haddington PROP HN8 – Land at Peppercraig East, Haddington</p>	
Dunbar Cluster	Policy DP9	
Development Briefs	<p>Allocations:</p> <p>PROP DR2 – Hallhill North, Dunbar PROP DR4 – Brodie Road, Dunbar</p> <p>PROP DR7 – Land at Spott Road, Dunbar PROP DR10 – Innerwick East, Innerwick</p>	
North Berwick Cluster	Policy DP9	
Development Briefs	<p>Allocations:</p> <p>PROP NK7 – Saltcoats, Gullane PROP NK8 – Fenton Gait East, Gullane</p> <p>PROP NK9 – Fenton Gait South, Gullane PROP NK10 - Aberlady West, Aberlady PROP NK11 – Castlemains, Dirleton</p>	

PRIORITY ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN STATUTORY AND NON STATUTORY GUIDANCE					
Policy	Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Progress (2020)
NON STATUTORY GUIDANCE					
<u>Affordable Housing Supplementary Planning Guidance</u>					
Policies HOU3, HOU4	ELC/Homes for Life/Developers	All in East Lothian	Public consultation – July - August 2018.		Adopted February 2019
<p>The SPG allows developers and landowners throughout East Lothian to assess the implications of providing affordable housing at an early stage, setting out expectations, including any financial obligations, for the delivery of affordable housing as part of market housing sites. It also specifies affordable housing tenure mix that will be expected as part of market housing proposals, including the requirement for social rent as well as targets for the proportional split between other acceptable tenures and how the tenure models should be delivered. The location and size of the site, the form of development to be delivered and the availability of subsidy will help inform the mix of tenures to be provided.</p> <p>The SPG is committed to a review of the commuted sum value at least every 2 years, although the guidance itself will not be reviewed this frequently. It will be used in the determination of planning applications within the East Lothian area, but does not set a framework for the scale or type of development.</p>					

Priority Action 2: Major Infrastructure Proposals

2.3 This table sets out the major infrastructure interventions needed to deliver key policies and proposals of the LDP. Additional information is contained in the Developer Contributions Framework SG.

PRIORITY ACTION 2 MAJOR INFRASTRUCTURE PROPOSALS						
Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
PROP T3 Segregated Active Travel Corridor						
To develop a new segregated active travel corridor within East Lothian	ELC (lead)/ SEStran (lead)/ Sustrans/ Developers	Actively pursue the implementation of the proposed Segregated Active Travel Corridor. Improved travel accessibility for pedestrians and cyclists to local facilities as well as public transport services for a large number of existing communities and	Management and monitoring of Planning applications through the development management process.		£23,400,000	Signed S75s with contributions from MH7. Contributions are being secured. Musselburgh section has been blended into the Musselburgh active town project , and is one of 4 category 4 Sustran supported projects. A short section of the Segregated Active Travel Corridor will be constructed later this

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
		adjacent residential developments.				year (subject to the Covid19 restrictions).
PROP T9 Safeguarding of Land for larger Station Car Parks						
Land is safeguarded adjacent to the existing stations at Musselburgh, Longniddry and Drem to allow additional car and cycle parking spaces / storage facilities to be provided, as shown on the Proposals Map.	ELC (lead)/ Network Rail (lead)/ Transport Scotland /Developers/ ScotRail	Actively pursue the implementation of the projects identified. Improved connections to rail network and funding secured through master plan process.	Management and monitoring of Planning applications through the development management process.		£5,007,000 (Prop T9 & T10 – this includes an additional estimated cost of £638,000 of a committed scheme for the increase of platforms to cater for 6-car train sets).	Application submitted by ELC for extension of car park facilities at Longniddry Rail Station was granted planning permission in April 2018. Longniddry car parks work complete. Developer contributions are being secured.
PROP T10 Safeguarding Land for Platform Lengthening						
Land is safeguarded adjacent to the existing stations at Musselburgh, Wallyford, Prestonpans, Longniddry, Drem and Dunbar to allow additional platform	ELC (lead)/ Network Rail (lead)/	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through		£5,007,000 (Prop T9 & T10 – this includes an additional	Signed S75s with contributions from NK8, NK7, NK10, PS1 and MH7.

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
capacity to be provided for longer eight car trains as a minimum.	Transport Scotland /Developers		the development management process.		estimated cost of £638,000 of a committed scheme for the increase of platforms to cater for 6-car train sets).	Discussions ongoing with Network Rail through STAG case for change and initial appraisal work.
PROP T11 Safeguarding of Land for Improvements to Musselburgh Station						
Approximately 1.5 ha of land is safeguarded adjacent to Musselburgh station to reflect the Council's aspirations that a rail related transport hub with car parking, bus and active travel access be delivered to the SW of the Mucklets Road.	ELC (lead)/ Transport Scotland / Network Rail / SEStran/ Sustrans/Developers	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process.			No progress. Will be included within the innovation park negotiations.
PROP T15 Old Craighall A1(T) Junction Improvements						
Improvements at the A1(T)/A720 Old Craighall Junction, including signalisation and improvement of the roundabout and slip roads to provide additional network capacity to meet the demands that will be generated by new development in the area.	ELC (lead)/ Transport Scotland (lead)/ SEStran/Developers	Actively pursue the implementation of the projects identified. Improved connections to road network and	Management and monitoring of Planning applications through the development management process.		£995,000	Signed S75s with contributions from NK8, NK7, NK10 and PS1. Work completed by Transport Scotland, however, this is not fully compliant with

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
		funding secured through master plan process.	Must be in accordance with Policy T32 and Policy DEL1.			LDP transport appraisal requirement. This intervention will be monitored over time. ELC securing contributions in S75 agreements from LDP sites.
PROP T16 A1 Junction Improvements at Queen Margaret Drive Interchange						
Standard Junction improvements to the A1 interchange at Queen Margaret Drive. Including provision of a new underpass of the A1 for all modes of travel and north bound on and off slip roads to the A1. Intervention is necessary to deliver, and will be fully funded by the developer of and provided in association with development at Craighall (MH1).	ELC (lead)/ Transport Scotland /Developers	Actively pursue the implementation of the projects identified. Improved connections to road network and funding secured through master plan process.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals		To be finalised	Planning permission granted 19/00473/PCL in November 2019. Contract for construction will go out to the market soon. Expected start date Jan 2021.

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
PROP T17 A1 (T) Interchange Improvements						
Relevant proposals required to provide, or contribute towards, improvements at: <ul style="list-style-type: none"> Salter's Road interchange - local widening on Salter's Road and optimisation of signal control staging, phasing and timings. Bankton Interchange - signal control of northern roundabout with local widening. Redesign of southern roundabout with local widening 	ELC (lead)/ Developers/ Transport Scotland	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1		£ 272,000 (Salter's Road Interchange) £848,767 (Bankton Interchange)	Signed S75s with contributions from NK8, NK7, NK10, PS1 and MH7
Relevant proposals required to provide, or contribute towards, improvements at: <ul style="list-style-type: none"> Dolphingstone Interchange - local widening and optimisation of signal control staging, phasing and timings. 	ELC (lead)	ELC will be funding and delivering the improvements to Dolphinstone Interchange			£256,000 (Dolphingstone Interchange)	

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
Relevant proposals required to provide, or contribute towards, improvements at: <ul style="list-style-type: none"> Dualling of A198 from Bankton northern roundabout, tapering back to single before Meadowmill roundabout 	ELC (lead)/ Transport Scotland		Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1..		£1,044,110	No progress
PROP T20 Transport related Air Quality Measures: Relocation of Bus Stops						
The Council will investigate the relocation of bus stops within the Musselburgh Air Quality Management Area to mitigate existing air quality issues and will monitor and manage the situation as required to ensure air quality is maintained to an acceptable standard in association with new development.	ELC (lead)/ Developers/ Bus Operators	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process.			This will be investigated as part of Musselburgh on the Move project.

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
PROP T21 Musselburgh Urban Traffic Control System						
Relevant proposals will be required to contribute to the provision of an Urban Traffic Control system and the signalisation of the junction at the A199 and New Street, the A199 Linkfield Road and Millhill, and Inveresk Road and Newbigging junctions to an adoptable standard to manage the vehicle flows through Musselburgh town centre to acceptable levels.	ELC (lead)/ Developers/	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.		£283,000	Signed S75s with contributions from NK8, NK7, NK10, PS1 and MH7. Design of proposals ongoing

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
PROP T22 Reopen links to Vehicle Access at Queen Margaret Drive/Whitehill Farm Road						
<p>The developer of the land at Craighall shall investigate and if necessary provide a modification to the current bus only link at Queen Margaret Drive/Whitehill Farm road to an adoptable standard to provide additional network capacity on route choice for development related trip demands. Intervention will be fully funded by the developer of and provided in association with development at Craighall (MH1).</p>	<p>ELC (lead)/ Developers/ Transport Scotland</p>	<p>If the Council requires this intervention to be provided it shall be delivered only once the Queen Margaret Drive A1 interchange is complete (PROP T16). This link will be modified to provide a signal controlled contra-</p>	<p>Management and monitoring of Planning applications through the development management process.</p> <p>Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.</p>			<p>No progress</p>

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
		flow over the railway bridge.				
PROP T24 A198/B1361 Meadowmill Roundabout						
Land is safeguarded to provide for junction improvements at the A198/B1361 Meadowmill Roundabout to provide additional network capacity for any future housing and employment demands. Redesign of junction and local widening.	ELC (lead)	Further additional road network capacity will be required to accommodate LDP impact.	Management and monitoring of Planning applications through the development management process.		£776,850	No progress
PROP T25 Dualling of A198 between Bankton North and Meadowmill Roundabouts						
Land is safeguarded to provide for: The dualling of the A198 between the Bankton North and Meadowmill Roundabouts and the reconfiguration of Bankton A1(T) Interchange.	ELC (lead)/ Landowners	Further additional road network capacity will be required to accommodate LDP impact.	Management and monitoring of Planning applications through the development management process.			No progress
PROP T27 Tranent Town Centre One-Way System						

Action	Lead & Joint Working	Activity	Status	Time: Short Medium Long	Indicative Cost ⁱ	Progress (2020)
Relevant proposals will be required to contribute to the introduction of a one way system incorporating Loch Road and High Street and Bridge Street linking Loch Road to High Street to increase capacity, improve traffic flow and maintain air quality in Tranent town centre.	ELC (lead)/ Developers	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.		£449,000 (Prop T27 & T28)	Signed S75s with contributions from NK8, NK7, NK10, PS1 and MH7. Working group set up but no progress in the last 6 months.
PROP T28 Junction Improvements at Bridge Street and Church Street Tranent						
Relevant proposals will be required to contribute to the introduction of a left hand turn filter at the junction of Elphinstone Road and Edinburgh Road to increase capacity, improve traffic flow and maintain air quality in Tranent town centre.	ELC (lead)/ Developers	Actively pursue the implementation of the projects identified.	Management and monitoring of Planning applications through the development management process. Must be in accordance with all relevant proposals especially Policy T32 and Policy DEL1.		See Prop T27 above	Signed S75s with contributions from NK8, NK7, NK10, PS1 and MH7. No other progress.

ACTION PROGRAMME UPDATE 2020

***Indicative Costings**

High-level costings have been approximated at this stage until more detailed feasibility assessment is undertaken and the potential for schemes to be taken forward has been fully investigated. The following points should be noted:

- Cost estimates have been prepared to a 2016 cost base where cost rates have been obtained from 'SPON's Civil Engineering and Highway Works Price Book 2016'.
- Where appropriate cost rates are not available in SPON's, they have been sourced from relevant experience that is representative of the present competitive market.
- An estimated indicative allowance has been included for future design and investigation works, which varies between 5% and 15% of total construction costs, depending on the scale and complexity of the proposals.
- The estimates do not include any costs associated with land purchase, remediation of contaminated land, unstable ground conditions, statutory and non-statutory approvals, and contract management.
- The indicative costs exclude Optimism Bias. When proposals are taken forward to feasibility stage of scheme development, which corresponds to 'STAG Stage 1: Programme Entry', an Optimism Bias of 44% would be applied.

Priority Action 3: Education Proposals

2.4 The Council will provide additional phased permanent extension to existing schools in the education zones identified in the LDP to meet the need arising from proposed new housing development in each Cluster. The Council will provide additional pre-school and primary school campus land/facilities at schools in each Cluster. The Council will provide additional phased permanent extension to pre-schools and primary school as required. The requirements for each Cluster are set out below. The indicative timing for delivery of these education requirements included in the table below. These timescales are based on what is set out in the capital budget and informed by 2019 Housing Land Audit. The actual timing for delivery of these education requirements will be as required.

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
PROP ED1 Musselburgh Cluster					
The Council will provide a new secondary school establishment on land at expanded Wallyford to meet the need arising from proposed housing development in the Cluster. The Council will provide new permanent pre-school and primary school facilities and campus land at Craighall. New Wallyford Primary School opened in February 2019. The Council will provide additional pre-school and primary school campus land at Whitecraig Primary School as part of the allocation to the west of the existing campus. The Council will provide additional phased permanent extension to secondary, primary and pre-school facilities as required to meet the need arising as a direct result of new housing development.					
Musselburgh New Secondary School Establishment	ELC (lead) /Developers	All sites in Musselburgh zone	Education requirements to be delivered as necessary. 6.2 Ha land required. This will be provided within an area of land immediately to the north of the approved site for the primary school.	£45,093 000 including land purchase costs	MH7 Granted. MH10 and MH14 minded to grant. First phase of school due to open in Summer 2022
Craighall Primary School	ELC (lead) / Developers	MH1 - Craighall	Education requirements to be delivered as necessary. 3.1 ha land required (MH1)	£13,202,000	MH1 granted consent and S75 secured. Works on school site

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
					due to commence in 2021 with Summer 2023 opening
Whitecraig Primary School Expansion	ELC (lead)/ Developers	MH2 - Land at Old Craighall Village/ MH14 - Whitecraig North/ MH13 - Whitecraig South	Education requirements to be delivered as necessary. 0.6ha land necessary (MH15)	£6.985,000	Planning permission approved for part of MH2. MH14 approved in principle (17/00917/PPM - Erection of 230 houses, 20 flats and associated works). 19/00869/AMM - approval of matters specified in conditions of planning permission in principle 17/00917/PPM is pending decision.
Pinkie St Peter's Primary School Expansion	ELC (lead)/ Developers	MH5- Edenhall/ MH6, MH7 - Pinkie Mains/ MH8 -Levenhall	Education requirements to be delivered as agreed through the master plan.	£4.844,000 including works to provide capacity for 1140 hours of early learning and childcare provision	MH7 planning permission granted in 2017 (16/00393/PM). An appeal to DPEA lodged against the council's decision to refuse application for removal of condition 17 of planning permission 16/00393/PM – this appeal is still pending decision (for more details see

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
					http://www.dpea.scotland.gov.uk/CaseDetails.aspx?ID=121045 MH8 – planning application for the erection of 40 houses, 8 flats and associated works (17/00619/PM) granted permission.
Wallyford New Primary School Establishment	ELC (lead)/ Developers	MH10 – Dolphingstone/ MH12- Barbachlaw	Education requirements to be delivered as necessary.	£4,896,000 Cost relates only to MH10	New school opened in February 2019. MH10 minded to grant permission subject to conditions and the satisfactory conclusion of a Section 75 Agreement.
PROP ED2 Prestonpans Cluster					
The Council will provide additional phased permanent extension to Preston Lodge High School to meet the need arising from new housing development in the cluster including the current Blindwells allocation (BW1). The Council will provide additional phased permanent extension to pre-school and primary schools as required to meet the need arising as a direct result of new housing development.					
Expansion of Preston Lodge High School	ELC (lead)/ Developers	PS1 - Longniddry	Education requirements to be delivered as necessary.	££9,509,000	PS1 and BW1 granted permission in principle (PS1 16/00485/PPM; BW1 14/00768/PPM).

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
		South/ BW1 - Blindwells			Detailed proposals granted permissions: <ul style="list-style-type: none"> PS1 - 18/01038/AMM (erection of 47 houses, 12 flats), 18/01034/AAM (erection of 4 houses, 35 flats) and BW1 - 19/00900/AMM (erection of 146 houses).
Longniddry Primary School	ELC (lead)/ Developers	PS1- Longniddry South	Education requirements to be delivered as necessary.	£3,522,000	PS1 granted permission in principle (PS1 16/00485/PPM). Detailed proposals granted permissions: PS1 - 18/01038/AMM (erection of 47 houses, 12 flats), 18/01034/AAM (erection of 4 houses, 35 flats).
Prestonpans Primary School	ELC (lead)/ Developers	PS2- Dolphinston North	Education requirements to be delivered as necessary.	£215,000 (P.S.)	Planning Permission granted
PROP ED3 Blindwells Cluster					

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
To accommodate the pupil product from the current Blindwells allocation the Council will provide education capacity as follows: secondary school capacity at Preston Lodge High School (see Prestonpans Cluster above); Temporary pre-school and primary school capacity at Cockenzie Primary School; until permanent pre-school and primary school capacity at Blindwells is delivered. If Blindwells is able to expand beyond its current allocation the Council will require the provision of a new secondary school and at least three new primary school and pre school facilities.					
Temporary Capacity at Cockenzie Primary School	ELC (lead)/ Developers	BW1 - Blindwells	Education requirements to be delivered as necessary.	£30,000	BW1 granted permission in principle (BW1 14/00768/PPM). Detailed proposals granted permissions: BW1 - 19/00900/AMM (erection of 146 houses). Works due to take place in 2020
Blindwells Primary School	ELC (lead)/ Developers	BW1 - Blindwells	Education requirements to be delivered as necessary.	£17,859,000	BW1 granted permission in principle (BW1 14/00768/PPM). Detailed proposals granted permissions: BW1 - 19/00900/AMM (erection of 146 houses). Construction of new school to begin in 2021 with opening in Summer 2023.
St Gabriel's RC PS	ELC (lead)/ Developers	BW1 - Blindwells	Education requirements to be delivered as necessary.	£125,000	BW1 granted permission in principle (BW1 14/00768/PPM).

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
					Detailed proposals granted permissions: BW1 - 19/00900/AMM (erection of 146 houses).St Gabriel's works to take place in 2020/21
PROP ED4 Tranent Cluster					
The Council will provide additional phased permanent extension to Ross High School to meet the need arising from proposed new housing development in the Tranent Cluster. The Council will provide additional pre-school and primary school campus land at Windygoul Primary School and potentially Elphinstone Primary School. The Council will provide additional phased permanent extension to pre-schools and primary school as required.					
Expansion of Ross High School	ELC (lead)/ Developers	All sites in Tranent area	Works beginning in 19/20.	£10,041,995	Planning permission issued for part of TT7 (18/00090/PPM) and minded to grant planning permission (18/01086/PM) for the remaining part of TT7 subject to the conclusion of a S75 legal Agreement. Part TT1 - planning permission in principle for residential development with associated access, SUDS, roads, open space, future school expansion site, sports pitch and

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
					landscape works granted (18/00937/PPM).
Windygoul Primary School	ELC (lead)/ Developers	TT1 - Windygoul South/TT4 - Lammermoor Terrrace	Education requirements to be delivered as necessary.	£7,797,000 Costs include 1140 hours works	TT1 - planning permission in principle for residential development with associated access, SUDS, roads, open space, future school expansion site, sports pitch and landscape works granted (18/00937/PPM).
Macmerry Primary School	ELC (lead)/ Developers	TT7- Macmerry North/TT9- Gladsmuir/	Education requirements to be delivered as necessary.	£931,000	Planning permission issued for part of TT7 (18/00090/PPM) and minded to grant planning permission (18/01086/PM) for the remaining part of TT7 subject to the conclusion of a S75 legal Agreement.
Ormiston Primary School	ELC (lead)/ Developers	TT10- Limeylands Road	Education requirements to be delivered as necessary.	£1,551,000	TT10 granted permissions
Elphinstone Primary School	ELC (lead)/ Developers	TT11- Elphinstone West	Education requirements to be delivered as necessary.	£529,000	None

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
Pencaitland Primary School	ELC (lead)/ Developers	TT12 - Woodhall Road/TT13 - Lampockwells Rd/ TT14 - Parkview	Education requirements to be delivered as necessary.	£824,000	Planning permission approved for 115 homes on land at Lempockwells Road, Prop TT13 (14/00732/PPM and 17/00815/AMM)
PROP ED5 Haddington Cluster					
The Council will provide additional phased permanent extension to Knox Academy to meet the need arising from proposed new housing development in the Haddington Cluster. The Council will provide additional pre-school and primary school facilities on land at Letham Mains. The Council will provide additional phased permanent extension to pre-schools and primary school as required.					
Expansion of Knox Academy	ELC (lead)/ Developers	All sites in Haddington zone	Education requirements to be delivered as necessary.	£7,451,000	All LDP sites granted permission except for Letham Mains Expansion
Letham Mains Primary School	ELC (lead)/ Developers	HN1 - Letham Mains and HN2 - Letham Mains Expansion	New school opens Summer 2021. Due to be extended in late 2020s to accommodate pupils from HN2	£2,310,000 Cost relates only to HN2	Development commenced at HN1 Planning permission granted for primary school 14/00534/PCL
Haddington Infant School King's Meadow Primary School	ELC (lead)/ Developers	HN3 - Dovecot 1 / Dovecot 2 / HN4 - Gateside East /HN5 - Gateside West / HN7 - Alderston	Works completed. For avoidance of doubt, a new single school created after the approved merger of King's Meadow Primary School and Haddington Infant School to temporarily host pupils for Letham Primary School.	Total cost made up of several sums from these developments	Development commenced at Dovecot 1, HN4, HN5 and HN7. Provision for hosting arrangements is agreed

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
				– all sums committed.	
PROP ED6 Dunbar Cluster					
The Council will provide additional phased permanent extension to Dunbar Grammar School to meet the need arising from proposed new housing development in the Dunbar Cluster. The Council will provide additional phased permanent extension to pre-schools and primary school as required.					
Expansion of Dunbar Grammar	ELC (lead)/ Developers	All sites in Dunbar zone	Education requirements to be delivered as necessary. First phase of expansion completed in 2018. Second phase of expansion to be delivered in medium term.	£3,336,000 incl appeal site at Newtonlees	First phase completed. Permission for school extension granted 17/00084/P. DR4, DR5, DR8 and DR12 permitted.
John Muir Campus (Lower)	ELC (lead)/ Developers	DR2 - Hallhill North / DR5 - Newtonlees / DR4 - Brodie Road / HOU 1 - Assembly Rooms / HOU1 - Belhaven	Education requirements to be delivered as necessary.	£1,662,000	Planning approved for DR4, DR5 and DR12.
Lochend Campus (Upper)		Hospital Field / HOU1 -Coast Guard Site	Education requirements to be delivered as necessary.	£3,216,000	

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
West Barns Primary School	ELC (lead)/ Developers	DR6 -Beveridge Row /DR11 - St John's Street	Education requirements to be delivered as necessary. Extension including works to accommodate 1140 hours of early learning and childcare	£1,392,000	Planning approved for DR6 Development commenced
East Linton Primary School	ELC (lead)/ Developers	DR8 - Pencraig Hill	Education requirements to be delivered as necessary. Extension including works to accommodate 1140 hours of early learning and childcare	£1,071,000	Planning approved for DR8
PROP ED7 North Berwick Cluster					
The Council will provide additional phased permanent extension to North Berwick High School to meet the need arising from proposed new housing development in the North Berwick Cluster. The Council will provide additional pre-school and primary school campus land at North Berwick High School and Law Primary School. The Council will provide additional phased permanent extension to pre-schools and primary school as required.					
North Berwick High School	ELC (lead)/ Developers	All sites in North Berwick zone	Education requirements to be delivered as necessary.	£10,095,000	Planning approved for:

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
			Works due to begin in early 2020		NK1, NK4, NK5, NK6, NK7, NK8 and NK10 NK3 under construction. The initial stages of consultation on the expansion of NBHS have commenced
Law Primary School	ELC (lead)/ Developers	NK4 - Tantallon Road / NK5 - Ferrygate Farm	Education requirements to be delivered as necessary. Works completed in 2018.	£781,520 – relates to NK4 – development is not included in current school expansion works	Planning approved for NK4 and NK5. Development commenced
Gullane Primary School	ELC (lead)/ Developers	NK7 - Saltcoats / HOU1 - Fire Training School / NK8 -Fentoun Gait East / NK9 - Fentoun Gait South	Education requirements to be delivered as necessary. Extension including works to accommodate 1140 hours of early learning and childcare	£3,575,000	Planning approved for all dependant sites.

PRIORITY ACTION 3 EDUCATION POLICIES & PROPOSALS					
Action	Lead & Joint Working	Dependant site	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)	Total project cost	Progress (2020)
Aberlady Primary School	ELC (lead)/ Developers	NK10 -Aberlady West	Education requirements to be delivered as necessary.	£1,211,000	Planning approved for NK10 Development commenced

Priority Action 4: Sport & Leisure Facilities

2.5 Sports halls and sports pitches, changing facilities and general purpose rooms in some school campuses will be available for community use in addition to facilities in existing sports centres or community facilities. Notwithstanding this shared use of facilities, there will be a need to provide additional sports pitches and changing accommodation capacity to meet the additional demand that will be generated by the new development proposed by the LDP. The following table sets out the level of additional Sports Facilities Provision required in each contribution zone.

PRIORITY ACTION 4 SPORT & LEISURE FACILITIES						
Provision Required	Comments	New Total Project Cost	No. of Eligible LDP Dwellings	Contributing Sites	Delivery Lead	Indicative Timescale Short (1-5 yrs) Medium (5-10 yrs) Long (10-15 yrs)
Craighall						
Craighall-3 x full size grass sports pitch provision-3ha required: costs given are for construction of pitches only – no land costs identified	Grass required - not all-weather	£555,000	1550	Craighall (MH1), Newton Farm (MH2)	ELC /Developers	Short-term
6 team changing facility		£960,000	1550	Craighall (MH1), Newton Farm (MH2)	ELC /Developers	Short-term
Wallyford						
For existing Wallyford 1450 allocation and proposed LDP allocation (600) a total of 2	All Outdoor Sports provision should be co-located. The 1 x3G pitch and 1 x grass pitch	£185,000	600	Dolphinstone (MH10)	ELC /Developers	Short-term

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grass and 1 all-weather pitches are required. This is a net increase of 1grass pitch.	identified for the Established developments to be co-located with additional 1 x grass = 2 grass and 1 x 3G in total					
For existing 1450 and proposed LDP600 dwellings, a 6team changing facility is required (4 team changing already agreed)		£401,000	600	Dolphinstone (MH10)	ELC /Developers	Short-term
Whitecraig						
1 x full size grass sports pitch		£185,000	500	Whitecraig South (MH14, Whitecraig North (MH15)	ELC /Developers	Short term
2 team changing pavilion linked to new full sized sports pitch		£450,000	500	Whitecraig South (MH14, Whitecraig North (MH15)	ELC /Developers	Short term
Longniddry						
1 x full size grass sports pitch	Provide all formal sports infrastructure within new development/Urban Park 2 team changing Pavilion no longer required. Instead will utilise existing changing pavilion in recreation park as	£ 185,000	450	Longniddry South (PS1)	ELC /Developers	Short-term

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	long as safe access routes are in place.					
Tranent						
1 x full size grass sports pitch linked to developments at Windygoul South.	Within 1 ha land south of Windygoul PS, Tranent-costs £185K included for construction of pitch. Title of land to be transferred to Council	£185,000	670	Windygoul South (TT1), Lammermuir Terrace (TT4)	ELC /Developers	Short term
Enhance provision within Polson Park including upgrade to existing 11aside grass park Elphinstone		£21,297	200	Lammermuir Terrace (TT4), Bankpark (TT5)	ELC /Developers	Short to medium term
Contribution towards modest refurbishment of existing pavilion	To take account of increased usage arising from increase in population	£50,000	80	Elphinstone (TT11)	ELC /Developers	Short-term
Blindwells						
3 full size grass community sports pitches		£550,000	1600	Blindwells (BW1)	ELC /Developers	Medium-term
6 team changing pavilion	Pavilion to include referee room, storage and social space	£960,000	1600	Blindwells (BW1)	ELC /Developers	Medium-term
1 x cricket wicket		£8,000	1600	Blindwells (BW1)	ELC /Developers	Medium-term

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4 tennis court provision with changing pavilion as part of main facility		£200,000	1600	Blindwells (BW1)	ELC /Developers	Medium-term
Haddington						
Land required for additional 7 a side grass pitch 60m x 40m informal recreational area within Letham development	costs are for construction of pitch-excluding land costs	£92,500	275	Letham Mains Expansion (HN2)	ELC /Developers	Short-term
Dunbar						
1 x full size grass sports pitch at Hallhill	Area for community sports pitch identified east of the Primary School, south of Hallhill	£185,000	495	Hallhill North (DR2), Brodie Road (DR4), Newtonlees South (DR12), Abbeylands, Abbeylands Garage, Belhaven	ELC /Developers	Short term

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2 x team changing extension to Hallhill Healthy Living Centre	£300K allowance	£300,000	495	Hospital Field, Coastguard Site, Assembly Rooms	ELC /Developers	Medium term
Gullane						
Improve quality of existing 11 a side grass pitch in Recreation Park (Levelling/drainage) to take account of increased usage		£18,191	195	Saltcoats (NK7), Fenton Gait East (NK8), Fenton Gait South (NK9)	ELC /Developers	Short-term
Land required south of the school site and construction of new additional 7 a side football pitch-overall 70 x 50		£92,500	195	Saltcoats (NK7), Fenton Gait East (NK8), Fenton Gait South (NK9)	ELC /Developers	Short term
Aberlady						
Improve drainage to increase capacity and usage of existing 11 a side grass pitch		£12,323	100	Aberlady West (NK10)	ELC /Developers	Short term

3 LDP Guidance

3.1 This Sections deals with the remaining guidance, policies and proposals not mentioned in earlier parts of the Programme. The Local Development Plan contains a set of policies and proposals. A policy is usually thought of as a rule to guide decisions. It captures the Council's broad intentions. A proposal is usually site specific and states a plan to do something. The tables below set out the remaining guidance, policies and proposals not mentioned above and the actions needed to implement them to successfully deliver the LDP. The success of the implementation will be assessed through the LDP 2 process.

GUIDANCE ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE					
Policy	Lead & Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short Medium Long	Progress (2020)
<u>Farm Steadings Design Guidance Supplementary Planning Guidance</u>					
Policies: DC1, DC2, DC3, DP5	ELC (lead)/ Developers	All in East Lothian	Consultation June- July 2018		Adopted October 2018
The East Lothian Local Development Plan supports the restoration of architecturally important rural buildings. This should be done in a way that maintains or complements the layout and appearance of traditional rural buildings or groups of buildings. The Farm Steading Design Guidance was adopted as Supplementary Planning Guidance in October 2018. It forms a non-statutory part of the East Lothian Local Development Plan to provide advice for use at pre-application planning discussions. The SPG guides development of specific farm steading conversions throughout East Lothian in line with the Local Development Plan policies. It will be used in the determination of planning applications within this area, but does not set a framework for the scale or type of development.					
<u>Cultural Heritage and the Built Environment SPG</u>					
Policy CH2	ELC (lead)/ Developers	East Lothian	Consultation June- July 2018		Adopted October 2018

GUIDANCE ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE					
Policy	Lead & Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short Medium Long	Progress (2020)
<p>Conservation Area designation is used to identify areas of special architectural or historic interest. Planning decisions must ensure that the character or appearance of a Conservation Area is preserved or enhanced. There are currently 30 designated Conservation Areas in East Lothian and each has its own distinctive character. Conservation Area Character Statements for 29 Conservation Areas and the more comprehensive Conservation Area Character Appraisal for Inveresk Conservation Area are set out in this SPG. The guidance will be a material consideration in planning decisions.</p>					
<i>Special Landscape Areas SPG</i>					
Policy DC9	ELC (lead)/ Developers / Landowner/ SNH/HES	East Lothian	Consultation June- July 2018		Adopted October 2018
<p>The Council has assessed the East Lothian landscape in accordance with Guidance on Local Landscape Designations produced by Scottish Natural Heritage and Historic Environment Scotland. The Plan designates Special Landscape Areas and the boundaries of these areas are shown on the Proposals Map. Supplementary planning guidance on Special Landscape Areas will identify the boundaries of these areas, describe each Special Landscape Area and include a Statement of Importance for each. Development should accord with this SPG.</p>					
<i>Green Network Strategy SPG</i>					
Policy DC10	ELC (lead)/ Adjoining Local Authorities/ SUstrans / SEPA	East Lothian	Consultation November- December 2018		Adopted February 2019
<p>The Green Network Strategy identifies, describes and illustrates where and how to deliver new or improved green infrastructure, including as part of new development. The Council will have regard to its Green Network Strategy when assessing planning applications.</p>					

GUIDANCE ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE					
Policy	Lead & Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short Medium Long	Progress (2020)
<u>Sustainable Drainage Systems SPG</u>					
Policy NH10	ELC (lead)/ Developers / Landowner	East Lothian	Consultation March – April 2019		Adopted June 2019
SuDS SPG has been prepared by East Lothian Council’s cross-service SuDS Working Group. It supplements the Local Development Plan 2018 policies regarding SuDS and flood risk management and links with wider Council policies, strategies and priorities. The SPG sets out the Council’s preferred approach to the design, functionality and management of new SuDS features for all types of development to ensure that they are visually attractive, add value in terms of recreation, amenity and biodiversity, and can be maintained effectively.					
<u>Countryside and Coast SPG</u>					
Policy DC8	ELC (lead)/ Developers / Landowner	East Lothian	Consultation July - August 2019		Adopted October 2019
Details of the particular importance of each designated area will be set out in supplementary planning guidance on Countryside Around Towns. Development that would harm CAT objectives defined in the SPG will not be permitted.					
<u>Design Standards for New Housing Areas SPG</u>					
Policy DP8	ELC (lead)/ Developers	East Lothian	Consultation November- December 2018 November – December 2019		Adopted May 2020

GUIDANCE ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE					
Policy	Lead & Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short Medium Long	Progress (2020)
East Lothian Council requires that high quality design principles are incorporated into the design and layout of all new developments. Designing better places to live, work and play that improve the integration of places, people and their movement needs represents a move towards realising such objectives. The Council's Design Standards for New Housing Areas SPG seeks to raise awareness of the unique characteristics and attributes of East Lothian, how these can be used positively to create new places both small scale and large, and the technical aspects of design that are required to deliver great new places.					
ClimatEvolution Vision and Action Plan (SPG)					
	ELC (lead)/ Developers	East Lothian	Draft Document Consultation June – July 2020		Autumn 2020
East Lothian Council has been working in partnership with the Scottish Government, The Lothian Drainage Partnership, SEPA, Scottish Water and Scottish Natural Heritage to prepare a document called the ClimatEvolution Vision and Action Plan. This document is a place-based response to East Lothian Council's Climate Change Strategy, approved by Cabinet on the 21st January 2020 and interacts with the existing communities of Tranent, Prestonpans, Cockenzie and Port Seton and Longniddry and Macmerry. The aim of the ClimatEvolution Vision and Action Plan is to ensure that a major area of development in the county can become a national example of environmentally-friendly and inclusive development. The ClimatEvolution Vision and Action Plan will, once finalised, form Supplementary Planning Guidance to the Local Development Plan 2018.					
Blindwells Development Area Design Framework					
Policy BW3	ELC (lead)/ Developers / Landowners / SEPA /SNH (other key agencies may also be involved)	Blindwells	Draft Document		Work is on-going

GUIDANCE ACTION 1 ADOPTION OF LOCAL DEVELOPMENT PLAN SUPPLEMENTARY PLANNING GUIDANCE					
Policy	Lead & Joint Working	Dependant Sites Allocation / Application	Timing & Next Steps	Time: Short Medium Long	Progress (2020)
Mixed use allocation including circa. 1,600 homes, 10 hectares of employment land and a new local centre. Long term expansion to the east to around 6,000 homes with more employment land and other mixed land uses including a sub-regional town centre.					
Waste Management Supplementary Planning Guidance					
Policies: W1, W2, W3, W4	ELC (lead)/ Developers	All in East Lothian	n/a		The adopted Design Standards for New Residential Areas SPG incorporates certain guidance on waste management techniques.
The adopted Design Standards for New Residential Areas SPG includes guidance and requirements relevant to waste management. This SPG sufficiently promotes positive steps to better manage waste issues in new residential developments and ensure that schemes consider appropriate waste management techniques. Currently, the Planning Service is not engaged in the preparation of a bespoke guidance on the waste management issues.					
Wind SPG					
Policies: WD1, WD2, WD3, W4, WD5	ELC (lead)/ Developers/ Landowner/ Other Parties	East Lothian	n/a		Monitoring of the existing wind energy developments.
The LDP states that the Council may publish supplementary planning guidance on re-powering (Policy WD5). Further monitoring of the current wind farm developments in East Lothian is needed to inform any future decisions on whether this SPG is required. This monitoring work will be conducted as part of the LDP2 process.					

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
GROWING OUR ECONOMY AND COMMUNITIES				
GENERAL URBAN DEVELOPMENT POLICIES				
Policy TC1: 'Town Centre First' Principle	East Lothian's town centres are a key element of the area's economic and social fabric, acting as service hubs for the areas around them and contributing to local identity. The Council supports the 'town centre first' principle, which promotes an approach to decision-making that considers the health and vibrancy of town centres.	<ul style="list-style-type: none"> • A sequential 'town centre first' approach will be applied where appropriate to development proposals that would attract significant footfall. • Management and monitoring of planning applications through the DM process to monitor compliance with policy. 	ELC (lead)/ Developers	Ongoing
Policy TC2: Town and Local Centres	Within a town or local centre, uses that will be acceptable in principle include retailing, business and office use, restaurants, leisure and entertainment and the principle of a change of use from one of these uses to another will be supported.	<ul style="list-style-type: none"> • Regular retail health checks • Preparation of Town Centre Strategies which will also inform LDP2. • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Proactive meetings with local retail representatives. • Awareness of changing economic and shopping patterns and 	ELC (lead)/ Developers / Local traders	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		continued protection the existing centres.		
Policy TC3: Protection of Local Facilities	Within smaller villages changes of use of the last shop or public house will only be permitted where there is evidence that the premises is no longer viable.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ Community	Ongoing
Policy TC4: Hot food Outlets	Hot food take-aways have the potential to raise particular issues for local residential amenity due to noise and smell, and road safety resulting from parking impacts.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitor effectiveness of appropriate policies. 	ELC (lead)/ Developers/ Community	Ongoing
Policy RCA1: Residential Character and Amenity	The predominantly residential character and amenity of the existing or proposed housing areas will be safeguarded from the adverse impact of uses other than houses.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ Community	Ongoing
PLANNING FOR EMPLOYMENT				
Policy EMP1: Business and	Within areas allocated for business and employment, uses within Use Classes 4, 5 and 6 are supported. Other employment	<ul style="list-style-type: none"> • Prepare development briefs as appropriate. 	ELC (lead)/ Developers/ Community	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Employment Locations	generating uses may also be supported in these locations subject to Policy TC1 and provided there would be no amenity conflicts or other unacceptable impacts.	<ul style="list-style-type: none"> • Safeguard other business land from inappropriate alternative uses. • Direct business and tourism proposals towards Business Locations. 		
Policy EMP2: Operational Harbours	Within harbours areas the Council will give preference to uses that relate to fishing or other industry connected with the harbour. The council will consider other uses provided they do not prejudice these uses.	<ul style="list-style-type: none"> • Permit only proposals which do not undermine strategic purposes of the harbours. • Monitor effectiveness of appropriate policies. 	ELC (lead)/ Harbour Operators/ Developer/ Community	Ongoing
TOURISM				
Policy TOUR1: Archerfield Estate, Dirleton	Continue to support the principle of high quality golf based hotel, leisure and recreation development provided these will not have an adverse effect upon the integrity of the Firth of Forth SPA.	<ul style="list-style-type: none"> • Permit only proposals which do not undermine strategic purposes of the SPA. • Monitor effectiveness of appropriate policies. 	ELC (lead)/ Archerfield Estate	Ongoing
Policy TOUR2: Belhaven Chalets	Support the continued use of the Belhaven chalets as holiday accommodation.	<ul style="list-style-type: none"> • Permit only proposals which do not undermine strategic purposes of the SPA. 	ELC (lead)/ Developer/ Community	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> • Monitor effectiveness of appropriate policies. 		
Policy TOUR3: Dunbar Vaults	Continue to support the principle of proposals for a commercial or tourist related development.	<ul style="list-style-type: none"> • Permit only proposals which do not undermine strategic purposes of the SPA. • Monitor effectiveness of appropriate policies. 	ELC (lead)/ Developer/ Community	Ongoing
Policy TOUR4: Hotels and Guest Houses	Proposals for the change of use of hotels and guest houses will be resisted unless it can be clearly demonstrated that all reasonable efforts have been made to retain the property.	<ul style="list-style-type: none"> • Steer business and tourism proposals towards these Locations. • Monitor effectiveness of appropriate policies. 	ELC (lead)/ Developer/ Community	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
PLANNING FOR HOUSING				
Policy HOU1: Established Housing Land	The Council continues to support the development of the established housing land supply in East Lothian, including the effective land supply as well as unconstrained and constrained sites, as set out in Housing Land Audit 2019.	<ul style="list-style-type: none"> • Monitor effectiveness of land supply, site phasing and completions through Housing Land Audit process. • Prepare development briefs as appropriate. • Monitor effectiveness of appropriate SG. 	ELC (lead)/ Homes for Scotland / Developers/ Housing Associations	Ongoing
Policy HOU2: Maintaining an Adequate 5 Year Effective Housing Land Supply	In line with the Scottish Government's current national planning policy and advice, if there is not 'enough' effective housing land in East Lothian for the next five years, a presumption in favour of development that contributes to sustainable development will be a significant material consideration in the determination of proposals for housing development on land not identified by this Plan as suitable in principle for that purpose.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Regular monitoring through the Housing Land Audit, the Local Housing Strategy and the Strategic Housing Needs and Demand Assessment. • Council may decide to support housing proposals on land where this is not supported in principle by the LDP, but such a move must be consistent with all other 	ELC (lead)/ Developers/ Housing Associations	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		relevant policies especially SDP Policy 7, Policy HOU2, Policy NH1 and those on design.		
Policy HOU3: Affordable Housing Quota	Development proposals that in their totality will bring forward 5 or more dwellings must make provision for 25% of the total number of housing proposed for the site to be affordable.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with all relevant policies and • Must be consistent with the Affordable Housing SPG. 	ELC (lead)/ Developer/ Housing Associations	Ongoing Supplementary Planning Guidance on Affordable Housing adopted in 2019
Policy HOU4: Affordable Housing and Tenure Mix	A wide range of housing tenures can be affordable. A wide tenure mix and delivery partners can help ensure housing, including affordable housing, is delivered. The LDP's policies and proposals take this and the need for affordable housing into account.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with all relevant policies and • Must be consistent with the Affordable Housing SPG. 	ELC (lead)/ Developers/ Housing Associations/ District Valuer	Ongoing Supplementary Planning Guidance on Affordable Housing adopted in 2019
Policy HOU5: Residential Care & Nursing Homes – Change of Use	Change of use will not be supported unless continued use as a care home is not operationally viable, and it is impossible to make it so either by investment or sale to another operator.	<ul style="list-style-type: none"> • Monitor effectiveness of appropriate policy. • Regular assessment through the Local Housing Strategy and the Strategic Housing Needs and Demand Assessment. 	ELC (lead)/ Developers/ Housing Associations	Ongoing Supplementary Planning Guidance on Affordable Housing adopted in 2019.

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 		
Policy HOU6: Residential Care & Nursing Homes – Location	Developers of residential care and nursing homes are encouraged to use sites within settlements.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitor effectiveness of appropriate policy. 	ELC (lead)/ Developers/ Housing Associations	Ongoing
Policy HOU7: Housing in Multiple Occupation	Where planning permission for a change of use to a House in Multiple occupations is required it will be supported providing it meets the policy criteria.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitor effectiveness of appropriate policy. 	ELC (lead)/ Developers/ Housing Associations	Ongoing
Policy HOU8: Gypsy/ Traveller Sites	The Council is supportive of the principle of further small, privately-owned Gypsy/Traveller sites.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
EDUCATION, COMMUNITY AND HEALTH AND SOCIAL CARE FACILITIES				
Policy SECF1: Safeguarded Education and Community Facilities	The continued use of land currently occupied by education and community facilities is supported. Shared use by relevant service providers will be encouraged where appropriate.	<ul style="list-style-type: none"> • Management and monitoring of planning applications, particularly in relation to sites associated with education requirements. • Must accord with Policy DEL1: Infrastructure and Facilities Provision and Developer Contributions Framework Supplementary Guidance. • Actively pursue the implementation of the projects identified in priority Action 2. 	ELC (lead)/ Developers	Ongoing
PROP CF1 – Provision of New Sports Pitches and Changing Accommodation	Development proposals for 5 or more homes must make provision for the delivery of new sports pitches and changing accommodation in the relevant contribution zone.	<ul style="list-style-type: none"> • Must also accord with Policy DEL1: Infrastructure and Facilities Provision and Developer Contributions Framework Supplementary Guidance. • Actively pursue the implementation of the projects identified in priority Action 2. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
HEALTH AND SOCIAL CARE FACILITIES				
Policy HSC1: Health Care Sites	East Lothian Council supports the wider provision of locally accessible health care facilities through the retention of adequate land for health care use. Where land was last used for public health care, alternative uses will not be considered unless the Council is satisfied the land is no longer needed.	<ul style="list-style-type: none"> Management and monitoring of planning applications, particularly in relation to sites associated with health requirements. 	ELC (lead)/ Developers/ Health Care Providers	Ongoing
PROP HSC2 – Health Care Facilities Proposals	NHS Lothian and the East Lothian Health and Social Care Partnership have identified proposals to help address demand for services and additional projects may also be identified in future.	<ul style="list-style-type: none"> Management and monitoring of planning applications, particularly in relation to sites associated with health requirements. 	ELC (lead)/ Developers/ Health Care Providers	Ongoing <ul style="list-style-type: none"> A new East Lothian Community Hospital and Campus at the site of Roodlands Hospital in Haddington completed in 2020. Additional GP capacity has recently been delivered in Ormiston, Tranent and Musselburgh.

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
OPEN SPACE AND PLAY PROVISION				
Policy OS1: Protection of Open Space	The loss of areas of open space that have significant amenity or recreational value will be resisted by the Council, unless their function is not harmed or appropriate alternative provision can be made locally.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the terms of the policy. 	ELC (lead)/ Developers	Ongoing
Policy OS2: Change of use to Garden Ground	Change of use of public open space to garden ground will be supported if it will not result in unacceptable loss of visual or recreational amenity.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the terms of the policy. 	ELC (lead)/ Developers	Ongoing
Policy OS3: Minimum Open Space Standard for New General Needs Housing Development	The Council's Open Space and Sports Pitch Strategy 2012 assesses the supply of recreational facilities and open space against existing and anticipated demand. This has informed the Council's site-specific development requirements for such facilities. The land take for such requirements will contribute towards the overall open space requirement of Policy OS3.	<ul style="list-style-type: none"> • Must accord with Policies DP1, DP2 and DP4. • Must also accord with Policy DEL1: Infrastructure and Facilities Provision and Developer Contributions Framework Supplementary Guidance and the Development Briefs SPG. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy OS4: Play Space Provision in new General Needs Housing Development	In providing for play, the needs of children of all ages and abilities should be taken into account. Opportunities for play should be provided as an integral part of the layout and design of development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing
Policy OS5: Allotment Provision	As provision of allotment space is a statutory duty, the Council must plan for future provision.	<ul style="list-style-type: none"> • Developers to make provision for land within their masterplans for the delivery of allotments as appropriate. • Planning applications will be managed and monitored through the DM process to ensure compliance with the terms of the policy and be consistent with Policy OS3. 	ELC (lead)/ Community Councils/ Developers	Ongoing
PROP OS6 – Allotment Sites	The Council’s allotment strategy will seek to prioritise provision of allotment space for each cluster area within each cluster area as deemed necessary.	<ul style="list-style-type: none"> • Developers/applicants to make provision for land within their masterplans for the delivery of allotments as appropriate. • Planning applications will be managed and monitored 	ELC (lead)/ Community Councils/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		through the DM process to ensure compliance with the terms of the policy and be consistent with Policy OS5.		
OUR INFRASTRUCTURE & RESOURCES				
TRANSPORT				
Policy T1: Development Location and Accessibility	New Development shall be located on sites that are capable of being conveniently and safely accessed by foot and by cycle, by public transport as well as by private vehicle, including adequate car parking.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Actively pursue the implementation of the projects identified in priority Action 2. • Master plans for certain proposals to incorporate the need for Travel plans. • Regular interaction with statutory bodies to ensure coordinated action. • React to any change appropriately ensuring sustainable transport and strategic projects are 	ELC (lead)/ Developers/ Transport Scotland	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<p>implemented in line with development requirements.</p> <ul style="list-style-type: none"> • Must also accord with Policy DEL1 		
Policy T2: General Transport Impact	New development should have no significant adverse effects on road Safety, walking and cycling, travel times etc.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Actively pursue the implementation of the projects identified in priority Action 2. • Must be consistent with Policy DEL1. 	ELC (lead)/ Developers/ Transport Scotland	Ongoing
PROP T3: Segregated Active Travel Corridor	The Council will develop a new segregated active travel corridor within East Lothian.	<ul style="list-style-type: none"> • Complete Transport Appraisal / Modelling • Work in partnership with different stakeholders, including adjoining Local Authorities when appropriate • Must be consistent with the Developer Contributions Framework SG • Must be consistent with Policy T32 and Policy DEL1. 	ELC (lead)/ Sustrans/ SEStran/ Scottish Government/ Developers/ local community	Medium to Long term

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> Actively pursue the implementation of the projects identified in priority Action 2. 		
Policy T4: Active Travel Routes and Core Paths as part of the Green Network Strategy	The Council will protect its existing core path and active travel networks and ensure that new development does not undermine them, including the convenience, safety and enjoyment of their use.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. Must be consistent with Policy DEL1 and Policy DC10 	ELC (lead)/ Sustrans/ SEStran/ Developers/ Transport Scotland	Ongoing
PROP T5: Cycle Route Network	The Council will develop and enhance the cycle route network with a Cycling Strategy for East Lothian.	<ul style="list-style-type: none"> Must be linked to regional and national strategies. Consideration for Policy T9 safeguards identified in priority Action 2. Actively pursue the implementation of the projects identified in priority Action 2. 	ELC (lead)/ Sustrans/ SEStran Scottish Government	Medium to Long term
Policy T6: Relocation of road Space and Pedestrian	Ensure that people have access to safe walking routes within urban areas, including to transport interchanges.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ Transport Scotland	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Crossing Points				
Policy T7: Information Technology	Opportunities to develop these technologies are promoted to encourage greater use of sustainable transport options.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing
Policy T8: Bus Network Improvements	Council is committed to maintaining bus services throughout the county. Where new development is located within a less accessible location, or where a development would support provision of a new service that is not currently viable, the developer may be required to make a financial contribution towards an agreed level of service for a period of time.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • React to any change appropriately ensuring sustainable transport and strategic projects are implemented in line with development requirements. 	ELC (lead)/ Developer/ Transport Scotland/ Bus Operators	Ongoing
PROP T12: Railway Station Safeguarding at East Linton	Safeguard land for new East Linton station, carpark and access.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • HRA will be required. 	ELC (lead)/ Network Rail (lead)/ SEStran /Transport	Short / medium term

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> Actively pursue the implementation of the projects identified in priority Action 2. 	Scotland / Landowner / SNH	
PROP T13: East Coast Main Line: Four Track Section, New Rail Station and Vehicular Overbridge	Safeguard land for new four line section of track and new rail station, carpark, access and new East Coast Mainline over-bridge.	<ul style="list-style-type: none"> Planning applications will be managed and monitored through the DM process to ensure compliance with the policy HRA will be required. Actively pursue the implementation of the projects identified in priority Action 2. 	ELC (lead)/ Network Rail (lead)/ SEStran / Transport Scotland / Landowner / SNH	Long term aspirational
Policy T14: Longniddry – Haddington Route Safeguard	The Council recognises the potential of the former Longniddry-Haddington branch rail line to be re-used as a public transport link between Haddington, western East Lothian and Edinburgh in the longer term.	<ul style="list-style-type: none"> Regular interaction with statutory bodies to ensure coordinated action. 	ELC (lead)/ Network Rail/ Train operator/ Transport Scotland/SEStran/ Local Access Forum	Long term aspirational

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
PROP T18: Land Safeguarded for Trunk Road Interchange at Adniston and Eastern Tranent By-pass	Land for potential new trunk road interchange is safeguarded. The Council will continue to investigate the feasibility of a new trunk road interchange at Adniston and an eastern Tranent by-pass, including further assessment and modelling work.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Actively pursue the implementation of the projects identified in priority Action 2. 	ELC (lead)/ Landowner/ Transport Scotland	Long term aspirational
Policy T19: Transport Improvements to Musselburgh Town Centre	Council will support and encourage a programme for transport improvements to Musselburgh town centre to improve traffic flow and air quality, including the management of vehicles, parking provision, public transport improvements and enhanced pedestrian and cycle routes.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must accord with Policies T32 and DEL1. 	ELC (lead)/ Sustrans/SEStran/ Developers	Ongoing Will promote Traffic Regulation Orders where necessary.
Policy T23: Transport Improvements to A198, Meadowmill Roundabout	Council support and encourage a programme of transport improvements to the A198 and Meadowmill Roundabout if required to improve traffic flow, public transport provision and enhanced pedestrian and cycle routes.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Sustrans/SEStran Developers/ Transport Scotland	Ongoing Will promote Traffic Regulation Orders where necessary.

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
and Bankton interchange		<ul style="list-style-type: none"> • Must accord with Policies T32 and DEL1. 		
Policy T26: Transport Improvements to Tranent Town Centre	Council support and encourage a programme of transport improvements to Tranent Town Centre if required to improve traffic flow, public transport provision and enhanced pedestrian and cycle routes.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must accord with Policies T32 and DEL1. 	ELC (lead)/ Sustrans/ SEStran/ Developers	Ongoing Will promote Traffic Regulation Orders where necessary.
Policy T29: Town Centre Parking Strategy	The Council will seek to implement its parking strategy to improve efficiency of the current supply and reduce the negative impacts of parking within settlements.	<ul style="list-style-type: none"> • Monitor effectiveness of policy. 	ELC (lead)/ communities	Ongoing
Policy T30: Road Safety and 20mph Limits	The Council shall develop a road safety plan to further invest road safety and introduce 20mph speed limits and zones in residential areas.	<ul style="list-style-type: none"> • Monitor effectiveness of policy. • Develop Road Safety Plan. 	ELC (lead)/ communities	Ongoing
Policy T31: Electric Car and Bus	Council will encourage and support the principle of introducing electric vehicle charging points around both existing and proposed community facilities.	<ul style="list-style-type: none"> • Monitor effectiveness of policy. • Developers will be encouraged to consider EV charging points during the DM process 	ELC (lead)/ Scottish Government/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Charging Points				
Policy T32: Transport Infrastructure Fund	A package of transport interventions to mitigate the cumulative impact of development on the transport network.	<ul style="list-style-type: none"> • Monitor effectiveness of appropriate policies. • Must be consistent with Policy DEL1. 	ELC (lead) Sustrans/SEStran Transport Scotland/ Developers	Ongoing
DIGITAL COMMUNICATION				
Policy DCN1: Digital Communications Networks	Council support digital communications infrastructure in principle provided it will not have unacceptable environmental impacts.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing
Policy DCN2: Provision for Broadband Connectivity in New Development	Development proposals of 5 or more homes or proposals for employment generating uses with a floor area of 100m ² or larger shall make provision for deliverable opportunities for digital infrastructure.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
OTHER INFRASTRUCTURE: MAJOR HAZARD SITES AND PIPELINES				
Policy OI1: Pipeline Consultation Zone	All planning applications that are within the consultation distance of a notable installation will be referred to the HSE.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developer/ HSE	Ongoing
Policy OI2: Torness Consultation Zone	All relevant planning applications received within a 3km radius of the Torness Generating Station will be referred to the Office of Nuclear Regulation.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developer/ ONR	Ongoing
Policy OI3: Edinburgh Airport Safeguarding Zone:	All planning applications for wind turbine developments within the zone as identified will be notified to the operators of the Edinburgh Airport.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ Edinburgh Airport	Ongoing
ENERGY GENERATION, DISTRIBUTION AND TRANSMISSION				
Policy SEH1: Sustainable Energy and Heat	Council supports in principle the 'energy hierarchy' and promotes energy-efficient design in new developments. Community heat schemes are encouraged where they do not harm amenity.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy • Energy statements will be required for determination • Supplementary Planning Guidance to be finalised 	ELC (lead)/ Developer/ Heat Network Partnership / SEPA	Short term

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy SEH2: Low and Zero Carbon Generating Technologies	The Council is legally obliged to include a policy in the LDP that requires all new development to be designed to ensure new buildings 'avoid a specified and rising proportion of the projected greenhouse gas emissions' through use of low and zero-carbon generating technologies (LZCGT).	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice to encourage energy efficiency and carbon reduction. • Stay up to date with emerging government advice on energy efficiency and carbon reduction. 	ELC (lead)/ Developer	Ongoing
WIND TURBINES				
Policy WD1: Wind Farms	SPP requires the Council to produce a spatial framework for onshore wind farm development in accordance with a prescribed methodology, dividing the area into three groups, and to identify areas of strategic capacity.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Monitoring of appeals and decisions. 	ELC (lead)/ Developers/ Renewable Energy Industry/ communities	Ongoing
Policy WD2: Smaller Scale Wind Turbine Developments	Proposals for smaller scale wind development will generally have more local impacts and the spatial framework will not be relevant in guiding developers. Proposals below 12m in height will generally be acceptable where they	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy and the East Lothian Supplementary 	ELC (lead)/ Developers/ communities	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
	have a clear visual or operational relationship with other development.	Landscape Capacity Study for Smaller Wind Turbines.		
Policy WD3: All Wind Turbines	All freestanding wind turbine and wind farm proposals require to be considered against a number of factors.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with WD1 and WD2. 	ELC (lead)/ Developers/ communities	Ongoing
Policy WD4: Access Tracks	Access tracks serving wind turbines can sometimes be visually intrusive and can raise issues of drainage, including from lack of maintenance. Such impacts will also require to be assessed	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ Renewable Energy Industry/ communities	Ongoing
Policy WD5: Re-powering	Subject to compliance with policies WD3 and WD1 or WD2 as appropriate, proposals for re-powering of existing wind turbines and wind farm sites will only be supported if they use existing infrastructure where possible.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must accord with WD3 and/or WD1 or WD2. 	ELC (lead)/ Developers/ Renewable Energy Industry/ communities	Ongoing
Policy WD6: Decommissioning and Site Restoration	All wind turbines must be decommissioned and the site restored to an appropriate condition with an agreed timescale.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through 	ELC (lead)/ Developers/ Renewable	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<p>the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> • A Decommissioning Strategy may be required. 	Energy Industry/ communities	
ENERGY GENERATION AND TRANSMISSION				
PROP EGT1 - Former Cockerzie Power Station	The site is safeguarded as a site for future thermal power generation and Carbon Capture and Storage and renewable energy-related investment.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • HRA will be required. • Must be consistent with 'National Development 3' in the NPF3. 	ELC (lead)/ Scottish Ministers (lead)/ Developers / SNH	Ongoing
PROP EGT2 - Torness Power Station	It is expected to remain operational until at least 2030 and continues to be safeguarded for power generation.	<ul style="list-style-type: none"> • If power generation ceases during the lifetime of the LDP the Council will seek to facilitate necessary works associated with decommissioning. • A Decommissioning Strategy may be required. 	ELC (lead)	Ongoing
PROP EGT3 – Forth Coast Area of Co-	Council supports the principle of electricity grid connections on the Forth coast to	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through 	ELC (lead)/ Developers / SNH	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
ordinated Action	facilitate off-shore energy generation provided certain criteria are met.	the DM process to ensure compliance with the policy. <ul style="list-style-type: none"> • A HRA will be required. • Developers to work together to minimise impacts by combining infrastructure where possible. 		
Policy EGT4: Enhanced High Voltage Electricity Transmission Network	Council supports enhancement of the high voltage electricity network in appropriate locations.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Removal of any redundant lines. 	ELC (lead)/ Developer	Ongoing
WASTE				
Policy W1: Waste Management Safeguards	Existing and committed waste management sites are safeguarded by the Plan.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy • Safeguarding of sites in policy. • Must adhere to the Scottish Government's Zero Waste Plan 2010. 	ELC (lead)	Ongoing
Policy W2: Waste	Waste Management development will be supported in principle on sites allocated for employment. Any proposals for 'Energy for	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through 	ELC (lead)/ Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Management Developments	Waste' facilities should enable links to be made to potential users of renewable heat and energy.	<p>the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> • Must be consistent with Policy EMP1 and Policy SEH1. 		
Policy W3: Waste Separation and Collection	All new development should include appropriate provision for waste separation and collection.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with the Waste (Scotland) Regulations and Zero Waste Plan. 	ELC (lead)/ Developer	Ongoing
Policy W4: Construction Waste	Site Waste management plans should be submitted with all planning applications for major developments.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Requirement for Waste Management Plans. • Must be consistent with Zero Waste Plan. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
MINERALS				
Policy MIN1: Protection of Mineral Reserves	Mineral reserves should be protected from sterilisation.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with other relevant policies. 	ELC (lead)	Ongoing
PROP MIN2: Safeguard Oxwellmains Limestone Quarry	The existing operational Quarry is safeguarded for the continued extraction of this mineral resource.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Safeguarding of sites listed in the policy. 	ELC (lead)	Ongoing
PROP MIN3: Safeguard Longyester and Skaterraw Sand and Gravel Quarries	The existing operational sand and gravel Quarries are safeguarded for the continued extraction of this mineral resource.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Safeguarding of sites listed in the policy. 	ELC (lead)	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
PROP MIN4: Safeguard Bangley and Markle Mains Hard Rock Quarries	The existing 1 hard rock Quarries are safeguarded for the continued extraction of this mineral resource.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Safeguarding of sites listed in the policy. 	ELC (lead)	Ongoing
Policy MIN5: Mineral Resources	Proposals for the winning and working of minerals including hard rock, sand and gravel and limestone will not, normally be permitted, with some exceptions granted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developer	Ongoing
Policy MIN6: Opencast Coal Extraction	Proposals for Opencast coal extraction will be supported where they are proven to be acceptable.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with Policy MIN8. 	ELC (lead)/ Developer	Ongoing
Policy MIN7: Onshore Oil and Gas	The extraction of onshore oil and gas, including copal bed methane and associated infrastructure will only be supported where it is proven to be acceptable.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with Policy MIN8. 	ELC (lead)/ /Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy MIN8: Mineral Extraction Criteria	Proposals for surface mineral extraction or for the extraction of onshore oil or gas or coal bed methane will only be permitted where there will be no significant impact on the environment or local community.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Consideration for PAN50 	ELC (lead)/ Developers	Ongoing
Policy MIN9: Supporting information	Proposals for surface mineral extraction and for the extraction of onshore oil and gas including coal bed methane must be supported by specific details in the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Method Statement required. • Must be consistent with other appropriate policies. 	ELC (lead)/ Developers	Ongoing
MIN10: Restoration and Aftercare	The quality of restoration and the after use of minerals sites are key considerations that will be taken into account before planning applications for mineral working are determined.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC /Developer	Ongoing
MIN11: Prior Extraction of Shallow Coal	Proposals for new built development within the East Lothian Coalfield that would result in the unnecessary permanent sterilisation of known workable reserves of shallow coal will	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
	only be permitted if there is an overriding need for the development.	<ul style="list-style-type: none"> • Must be consistent with other appropriate policies. 		
DIVERSE COUNTRYSIDE AND COASTAL AREAS				
Policy DC1: Rural Diversification	The Council supports the principle of new built development in the countryside to accommodate an appropriate countryside use or other business, tourism or leisure development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with policies NH1 and DC6. 	ELC (lead)/ Developers	Ongoing
Policy DC2: Conversion of rural buildings to housing	Conversions of appropriate buildings on the countryside to residential use will be supported where they meet the terms of the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC (lead)/ Developers	Ongoing Farm Steading Design Guidance SPG adopted in 2018
Policy DC3: Replacement dwellings in the countryside	As a further exception to the general presumption against new housing in the countryside, replacement of an existing permanent dwelling may be supported in some limited circumstances.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Provide pre-application advice 	ELC (lead)/ Developers	Ongoing
Policy DC4: New Build	The Plan has a general presumption against new housing in the countryside, but	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
housing in the countryside	exceptionally a new house may be justified on the basis of an operational requirement of a rural business.	<p>the DM process to ensure compliance with the policy.</p> <ul style="list-style-type: none"> • Provide pre-application advice 		
Policy DC5: Housing as enabling development	The Council may exceptionally be willing to support an element of new build housing as enabling development to help deliver another form of development (other than for residential development or infrastructure) that is supported in principle in a countryside location under policy DC1.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC (lead)/ Developers	Ongoing
Policy DC6: Development in the Coastal Area	Development proposals in coastal locations will be assessed against the qualities of the coastal area and other relevant Plan policies for the location, including those on development in the countryside where relevant.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC (lead)/ Developers	Ongoing Countryside and Coast SPG adopted in 2019
Policy DC7: Development in the Edinburgh Green Belt	To ensure that the benefits of the green belt are maintained new development is generally restricted to limited circumstances. Proposals will also be assessed against relevant countryside or coastal policies.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> • Must be consistent with other appropriate policies. 		
Policy DC8: Countryside Around Towns	There are a number of areas beyond the Edinburgh Green Belt that are also subject to development pressure but should be retained as open or undeveloped. Countryside Around Town designations will apply and their objectives will be to conserve the landscape setting, character or identity of certain towns and villages.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with other appropriate policies. • CAT Areas Supplementary Planning Guidance to be finalised. 	ELC (lead)/ Developers	Ongoing Countryside and Coast SPG adopted in 2019
DC9: Special Landscape Areas	The Council has assessed the East Lothian landscape in accordance with Guidance on Local Landscape Designations produced by Scottish Natural Heritage and Historic Scotland.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • SLA Supplementary Planning Guidance to be finalised. 	ELC (lead)/ SNH/HES/ Developers	Ongoing Special Landscape Areas SPG adopted in 2018
Policy DC10: The Green Network	All relevant DEVELOPMENT must contribute to the Green Network in accordance with the relevant Development Brief and the Council's SPG.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy and SPG. 	ELC (lead)/ Developers	Ongoing Green Network Strategy SPG adopted in 2019

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> • Must be consistent with relevant development briefs. • Green Network Strategy to be finalised. 		
Policy DC11: Roadside Advertisements	The display of advertisements in the countryside has the potential to harm its character and appearance, and it is therefore necessary to control such development	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing
OUR NATURAL AND CULTURAL HERITAGE				
Policy NH1: Protection of Internationally Designated Sites	If a development proposal is likely to have a significant effect on a Natura 2000 or Ramsar site either individually or cumulatively with other projects (and is not directly connected to its nature conservation management), the Council must carry out an Appropriate Assessment under the Habitats Regulations to establish the implications for site's conservation interest and if there would be any adverse effect on the integrity of the Natura 2000 site.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ SNH	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy NH2: Protection of Sites of Special Scientific Interest and Geological Conservation Review Sites	Development that would adversely affect a SSSI or GCR site will only be permitted where it can meet the terms of the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be considered against Policy NH3. 	ELC (lead)/ Developers/ SNH	Ongoing
Policy NH3: Protection of Local Sites and Areas	Development that would adversely affect the interest of a Local Nature Conservation Site, Local Nature Conservation or Country Park will only be permitted where it is demonstrated that any damage to the natural heritage interest or public enjoyment of the site is outweighed by the public benefits of the development to the local area and suitable mitigation will be secured.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC (lead)/ Developers	Ongoing
Policy NH4: European Protected Species	Proposals that may have an impact on European protected species will only be permitted where they meet the terms of the policy.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> • Provide pre-application advice Must be consistent with the ELBAP. 		
Policy NH5: Biodiversity and Geodiversity Interests, including Nationally Protected Species	Developers must demonstrate, where relevant, how impacting on biodiversity and geodiversity have been addressed as part of their proposals. Sufficient supporting information should be submitted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. • Must be consistent with the ELBAP. 	ELC (lead)/ Developers	Ongoing
Policy NH6: Geodiversity Recording and Alternative Exposures	Where it is not possible to retain a significant geodiversity feature in situ, it should be recorded prior to development. Where such an exposure will be lost and it is practicable to provide an alternative, this may be required.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. 	ELC (lead)/ Developers	Ongoing
Policy NH7: Protecting Soils	The Council aims to reduce adverse impacts on soils, avoid where possible development on prime agricultural land, and consider climate changes impacts of developing certain soil types.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ Landowner	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy NH8: Trees and Development	The aim of policy on trees is to give protection to trees and woodland, in fulfilment of the Council's biodiversity duty and as an important part of promoting sustainable development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ Landowners	Ongoing
Policy NH9: Water Environment	Where relevant, new development should protect and, where appropriate, enhance the water environment.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must be consistent with WFD and WEWS, Flood Risk Management Plans and SEPA's Indicative River and Coastal FloodMap. • Remain up to date with legislation and guidance from Government and statutory bodies and ensure compliance with emerging policy. • Close liaison with key agencies particularly Scottish Environment Protection Agency, Scottish 	ELC (lead)/ Developers/ SEPA/Landowners /Riparian owners/Scottish Water/SNH	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		Water, and Scottish Natural Heritage.		
Policy NH10: Sustainable Drainage Systems	All development proposals must demonstrate that appropriate provision for SUDs has been made.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Close liaison with key agencies particularly Scottish Environment Protection Agency, Scottish Water. • Must be consistent with WFD and WEWS, Flood Risk Management Plans and SEPA's Indicative River and Coastal FloodMap. 	ELC (lead)/ Developers/ SEPA/ Scottish Water /SNH	Ongoing SuDS SPG adopted in 2019
Policy NH11: Flood Risk	Development that would be at an unacceptable risk of flooding will not be permitted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Careful attention to flood risk as part of the DM process and through the statutory 	ELC (lead)/ Developers/ SEPA/ Scottish Water	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		requirements imposed by the Flood Risk Management Plan. <ul style="list-style-type: none"> • Awareness of emerging legislation and reacting appropriately. 		
Policy NH12: Air Quality	Impacts on Air Quality will be taken into account in assessing development proposals, particularly within and close to any Air Quality Management Area (AQMA).	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available. • Careful attention to air quality as part of the DM process and through the statutory requirements imposed by the AQMP. • Awareness of emerging legislation and reacting appropriately. • Air Quality Action Plan to be finalised October 2016. 	ELC/Transport Scotland/ Developer	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy NH13: Noise	The impact of noise will be taken into account when assessing relevant development proposals.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will be available with Council's Environmental Protection Service. • Noise impact Assessments must be consistent with PAN1/2011 • Awareness of emerging legislation and reacting appropriately. 	ELC (lead)/ Developers/ Transport Scotland	Ongoing
CULTURAL HERITAGE				
Policy CH1: Listed Buildings	Internal or external alterations or extensions to listed buildings will only be permitted where they do not harm the architectural or historic character of the building.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Awareness of emerging legislation and reacting appropriately. 	ELC (lead)/ Developers/ HES	Ongoing Cultural Heritage and the Built Environment SPG adopted in 2018

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy CH2: Development Affecting Conservation Areas	All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architecture or historic character or appearance of the Conservation Areas.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Cultural Heritage and the Built Environment Supplementary Planning Guidance to be finalised • Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. 	ELC (lead)/ Developers/ HES	Ongoing Cultural Heritage and the Built Environment SPG adopted in 2018
Policy CH3: Demolition of an Unlisted Building in a Conservation Area	Demolition of an unlisted building within a Conservation Area requires Conservation Area Consent. Where a building makes a positive contribution to the area it should be retained.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Cultural Heritage and the Built Environment Supplementary Planning Guidance to be finalised. • Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. 	ELC (lead)/ Developers/ HES	Ongoing Cultural Heritage and the Built Environment SPG adopted in 2018

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> • Consideration to be given to relevant Development Briefs. 		
Policy CH4: Scheduled Monuments and Archaeological Sites	The preservation in situ of important archaeological remains will always be preferred. Where development is proposed within areas of archaeological potential the developer must commission and make available to the Planning Authority, an archaeological assessment as part of any planning proposals. If significant archaeological remains are uncovered, the developer is encouraged to make provision for public accessibility and community involvement.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. • Consideration to be given to relevant Development Briefs. 	ELC (lead)/ Developers/ HES	Ongoing
Policy CH5: Battlefields	The effect of proposed development on the historical and archaeological significance of designated battlefield areas is a material planning consideration. Development should not adversely impact on the archaeological resource or the landscape context, including key views to from or within the battlefield.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Consideration to be given to relevant Development Briefs. • Battlefields Supplementary Planning Guidance to be finalised. 	ELC (lead)/ Developers/ HES	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy CH6: Gardens and Designed Landscapes	Impacts of development proposals on gardens and designed landscapes will be a material planning consideration. Planning applications that may affect a garden or designed landscape will not be permitted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Awareness of emerging legislation and reacting appropriately. • Consideration to be given to relevant Development Briefs. 	ELC (lead)/ Developers/ HES	Ongoing
Policy CH7: Greywalls, Gullane	Development that harms the landscape setting of Greywalls and its associated Designed Landscape will not be permitted.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Consideration to be given to relevant Development Briefs. 	ELC (lead)/ Developers/ HES	Ongoing
Policy CH8: West Road Field, Haddington	This greenfield land forms a prominent open area on the approaches to the town centre, framing the housing surrounding it on three sides and allowing for expansive southern views. In so doing it contributes to the character and appearance of the Conservation Area. It may be possible to accommodate some limited, carefully located and well-	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Comprehensive Conservation Area Character Appraisals and Management Plans to replace Character Statements. 	ELC (lead)/ Developers/ HES	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
	designed housing, appropriate to its site and location.			
Policy CH9: High Street/Inch View, Prestonpans	In considering development proposals on vacant or underused land on the coastal side of High Street/Inch View, the Council must be satisfied that the overall amenity of the area will not be harmed by the loss of important seaward views.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers/ HES/SEPA	Ongoing
DESIGN				
Policy DP1: Landscape Character	New development must integrate with the existing landscape and townscape of the area, maximise the potential to make connections with the surroundings and reflect local vernacular architectural styles.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Preparation of Design Standards for New Housing Areas SPG. • Adoption of Development Briefs SPG. 	ELC (lead)/ Developers	Ongoing Design Standards for New Housing Areas SPG adopted in 2020
DP2: Design	The design of all new, with the exception of change of use and alterations and extensions to existing building must adhere to the policy criteria.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing Design Standards for New Housing Areas SPG adopted in 2020

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		<ul style="list-style-type: none"> • Preparation of Design Standards for New Housing Areas SPG. • Adoption of Development Briefs SPG. 		
DP3: Housing Density	All new housing sites will be expected to achieve a minimum average density of 30 dwellings per ha (net) using a full range of housing types and sizes.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Pre-application advice will give guidance on housing mix. • Master plans for the strategic development opportunities reflect this as a key priority. 	ELC (lead)/ Developers/ Housing Associations	Ongoing Design Standards for New Housing Areas SPG adopted in 2020
Policy DP4: Major Development Sites	Where major housing, employment or mixed use development is proposed, the developer must provide sufficient information from the outset to allow the design quality of the whole development to be assessed and secured.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Master plans for the strategic development opportunities reflect this requirement as a key priority. • Adoption of Development Briefs SPG. 	ELC (lead)/ Developers/ Housing Associations	Ongoing Development Briefs SPG Design Standards for New Housing Areas SPG adopted in 2020

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
DP5: Extensions and Alterations to Existing Buildings	Extensions and alterations must be well designed and respect the character of the existing building and its surroundings. Generally, any alteration or extensions of, an existing building should be designed to appear as an integral part of the original building.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. 	ELC (lead)/ Developers	Ongoing
DP6: External Security (unlisted buildings and buildings out with a Conservation Area)	External security should be designed to allow the frontage and display area of the building to remain visible.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Policy CH2 may apply. • Must be consistent with all associated polices and guidance. 	ELC (lead)/ Developers/HES	Ongoing
Policy DP7: Infill, Backland and Garden Ground Development	In built up areas, infill sites and backland sites can be suitable for new development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • All proposals for infill and backland development must be consistent with the general development policies outlined in DP1 and DP2. 	ELC (lead)/ Developers	Ongoing

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
Policy DP8: Design Standards for New Housing Areas	East Lothian Council requires that high quality design principles are incorporated into the design and layout of all new developments.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy • Must adhere to Design Standards for New Housing Areas SPG and any other relevant policies. 	ELC (lead)/ Developers	Ongoing Design Standards for New Housing Areas SPG adopted in 2020
Policy DP9: Development Briefs	Proposals for the development of sites that are subject to a Development Brief must conform to the relevant framework or brief.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must adhere to Development Briefs SPG and any other relevant policies. 	ELC (lead)/ Developers	Ongoing Development Briefs SPG adopted in 2018
DELIVERY				
Policy DEL1: Infrastructure and Facilities Provision	New development will only be permitted where the developer makes appropriate provision for infrastructure and community facilities required as a consequence of their development.	<ul style="list-style-type: none"> • Planning applications will be managed and monitored through the DM process to ensure compliance with the policy. • Must adhere to Developer Contributions Framework Supplementary Guidance as well 	ELC (lead)/ Developers	Ongoing Developer Contributions Framework Supplementary Guidance adopted in 2019

GUIDANCE ACTION 2 LOCAL PLAN POLICIES & PROPOSALS				
Policy	Policy content	Action	Lead & Joint Working	Timings and Progress
		as other plans and guidance as relevant.		

3.2 To enable additional development in East Lothian further investment will be required from NHS Lothian and developers to meet the health care needs of an increased population. It should be noted that nearly all GP practices in the county are run by GPs as independent contractors and developer contributions for expansion of existing premises will not be sought. However, NHS Lothian will require new premises for GP services at Blindwells, and developer contributions will be required. Following representations received on the 2016 Proposed Plan, the Reporter agreed with the Council’s position that it is justified to seek developer contributions towards primary healthcare facilities at Blindwells. It is still the intention of the HSCP not to ask for developer contributions for any area, bar Blindwells. NHS Lothian and the East Lothian Health and Social Care Partnership have identified a number of proposals to help address demand for services within East Lothian. The table below sets out the key proposals and interventions.

HEALTH CARE FACILITIES PROPOSALS					
Location	Intervention	Cost (including contingency)	Developer Proportion	Dependant Sites	Delivery Lead
MUSSELBURGH					
General Practitioner Services / Community Health Services	The two Musselburgh Practices: Riverside and Inveresk are accommodated in purpose-built premises in the Musselburgh Primary Care Centre completed in 2012. Although the building can accommodate projected population growth in and around Musselburgh, the two Practices are at capacity and would need to recruit further GP and practice team staff to accommodate the projected increase in population. This is a revenue issue not appropriate to address via developer contributions.	N/A	N/A	N/A	NHS Lothian/ East Lothian Health and Social Care Partnership

Location	Intervention	Cost (including contingency)	Developer Proportion	Dependant Sites	Delivery Lead
PRESTONPANS					
General Practitioner Services / Community Health Services	To meet existing population growth a £2m renovation and extension of Prestonpans Group Practice was completed in 2017. An extension to The Harbours Medical Practice in Cockenzie is also planned (planning application 19/01101/P is currently pending consideration). Housing developments south of Longniddry will require increased primary care provision for circa 1,500 people. The HSCP will in due course arrange for GP cover for the area concerned. Edinburgh Road/Dolphingstone development, which will house 600 people, is covered by Riverside Practice, having previously been outside existing practice boundary area catchments. This is a revenue issue not appropriate to address via developer contributions.	N/A	N/A	N/A	NHS Lothian/ East Lothian Health and Social Care Partnership
TRANENT					
General Practitioner	Having been extended (£1.5m extension completed in 2014), Tranent Medical Practice has sufficient capacity to respond to the circa 500	N/A	N/A	N/A	NHS Lothian/

Location	Intervention	Cost (including contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Services / Community Health Services	population growth resulting from committed developments. However, the proposed developments will create extra pressure and there is a need for on-going monitoring to measure the success of newly established practice in meeting anticipated demands over time. Any additional demand beyond the capacity of Tranent Medical Practice would need to be met by expansion of existing facility. Land is safeguarded in Tranent for expansion of the medical practice.				East Lothian Health and Social Care Partnership
ORMISTON					
General Practitioner Services / Community Health Services	As Ormiston Practice is within a new building it has spare capacity to respond to the population growth expected within its catchment area.	N/A	N/A		NHS Lothian/ East Lothian Health and Social Care Partnership
BLINDWELLS					
General Practitioner Services / Community Health Services	Initial development of a new GP Practice for Blindwells residents might first be accommodated in the short term within another practice until new dedicated premises provision in Blindwells is available. The first stage requirement for primary care premises on the Blindwells site would serve 5,000 patients and would need approximately 600m ² of premises to accommodate a GP practice and attached services – this would be at an initial cost of around £2m which could be provided by a developer in a way other than capital contribution. The approval of planning permission for BW1 makes provision for such capacity to be provided.	Capital and land issue. Currently no site size identified but initial cost of £1,800,000	£1,800,000	Blindwells 1600	NHS Lothian / East Lothian Health and Social Care Partnership/ Developer Contributions

Location	Intervention	Cost (including contingency)	Developer Proportion	Dependant Sites	Delivery Lead
HADDINGTON					
General Practitioner Services / Community Health Services	Current housing commitments will create pressure on the three existing practices: Lammermuir Medical Practice, The Orchard Medical Practice and Tyne Medical Practice, which are all within the Newtonport Surgery building, which is under considerable space pressure and has very limited potential for extension. Possible relocations options, such as onto the new East Lothian Community Hospital site in Haddington are identified in the LDP. The new East Lothian Community Hospital includes all services provided previously in Roodlands and Herdmanflat Hospital. The new build is also able to support patients previously in Haddington Care Home, Crookston Care Home, and Midlothian Community Hospital.	N/A	N/A	N/A	NHS Lothian/ East Lothian Health and Social Care Partnership
DUNBAR					
General Practitioner Services / Community Health Services	The Dunbar Medical Centre accommodates three Practices: Cromwell Harbour Medical Practice, Lauderdale Medical Practice and Whitesands Medical Practice. The Practices have some room to grow to meet the committed population growth of 2,500 and the further population growth.	N/A	N/A	N/A	NHS Lothian/ East Lothian Health and Social Care Partnership
EAST LINTON					
General Practitioner Services / Community Health Services	The impact on East Linton Surgery from population growth is expected to be minor.	N/A	N/A	N/A	

Location	Intervention	Cost (including contingency)	Developer Proportion	Dependant Sites	Delivery Lead
Health Services					
NORTH BERWICK					
General Practitioner Services / Community Health Services	With a projected increase in population of circa 1,800 people, North Berwick Group Practice will be unable to cope and will need to be extended or reprovided. Potential locations for this either separate or related to the reprovion of the services with Edington Hospital are being considered by the HSCP.	N/A	N/A	N/A	NHS Lothian/ East Lothian Health and Social Care Partnership
GULLANE					
General Practitioner Services / Community Health Services	The new building accommodating Gullane Medical Practice has inbuilt capacity sufficient to respond to projected population growth.	N/A	N/A	N/A	NHS Lothian/ East Lothian Health and Social Care Partnership

4 Monitoring and Assessment for LDP Review

4.1 The Council has a statutory duty under section 16 (b) of the Planning etc. (Scotland) Act 2006 to keep its Local Development Plan up to date and relevant. The Development Plan must be reviewed at least every five years and a Monitoring Report that measures the effectiveness of the Plan, its policies and proposals must be published regularly. The Monitoring Report will set out performance against the indicators contained in a Monitoring Framework and inform future reviews of both the Action Programme and the LDP itself.

4.2 It is intended that the Action Programme will continue to be a live working document, and will be subject to its own monitoring and review process that will occur more frequently than review of the LDP.