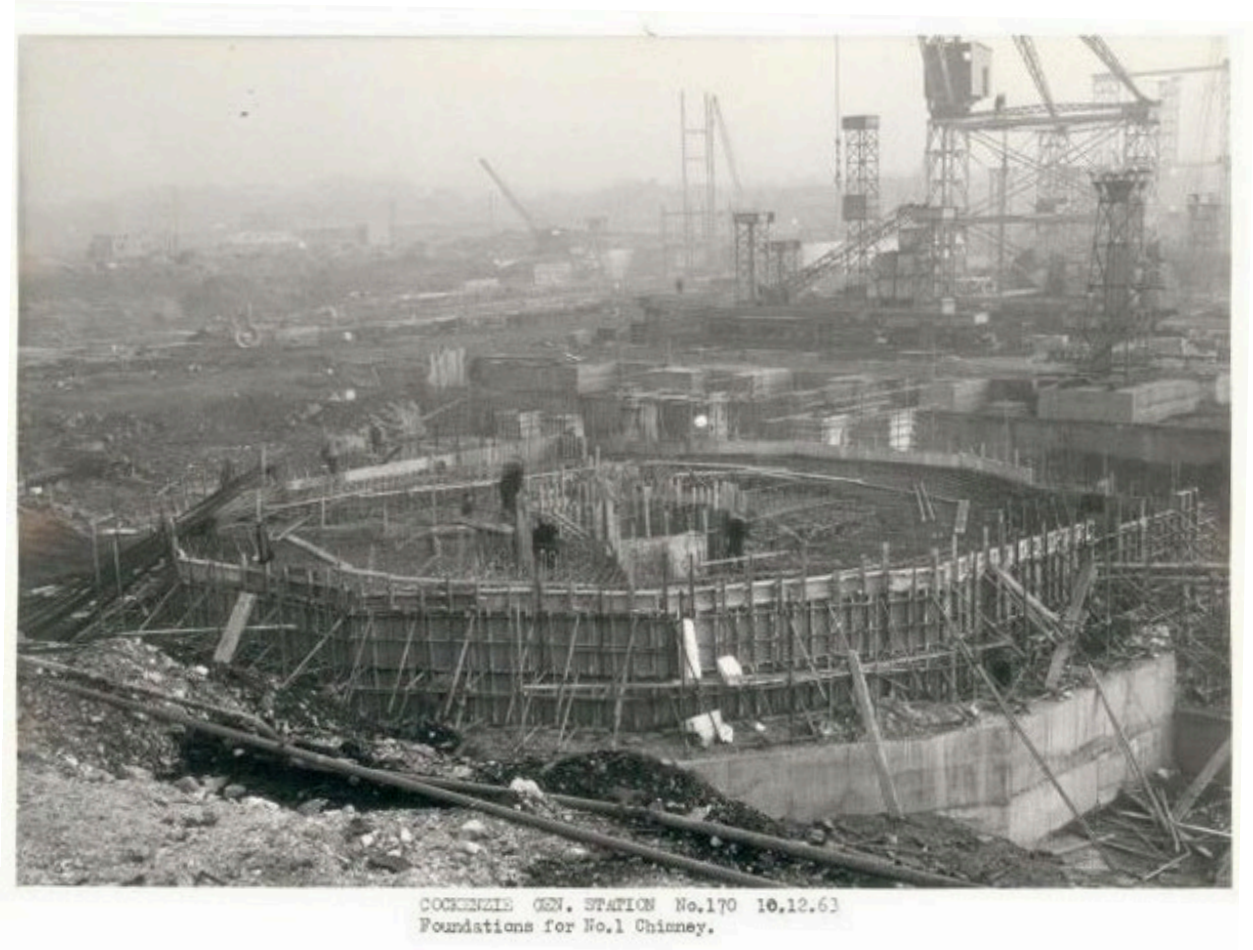


Former Cockenzie Power Station Site



Site Timeline

- 1967 – 1,200MW power station opens**
- 2010's – Investigations into Gas Turbine conversion**
- 2013 – Station closes**
- 2015 – Station demolished**
- 2017 – Council funded Cockenzie site Visionary Masterplan**
- 2018 – Council purchase 92ha site**
- 2019 – 2021 – Planning permission granted for 2 offshore substations – circa 1,500 MW**
- 2022 – NPF4 Finalised removing thermal generation restriction on site**



Why?

Potential to deliver both East Lothian, Edinburgh/South East Scotland and Scotland's ambitious economic strategies in key growth sector(s) – significant number of jobs, more businesses.

Potential to make significant contribution to a low carbon Scotland and in delivering against targets set out in Scotland's world leading climate change legislation.

Job opportunities and investment will support area regeneration within communities of Cockenzie / Port Seton and Prestonpans, helping to address industrial closure and offer a long term legacy for local communities.

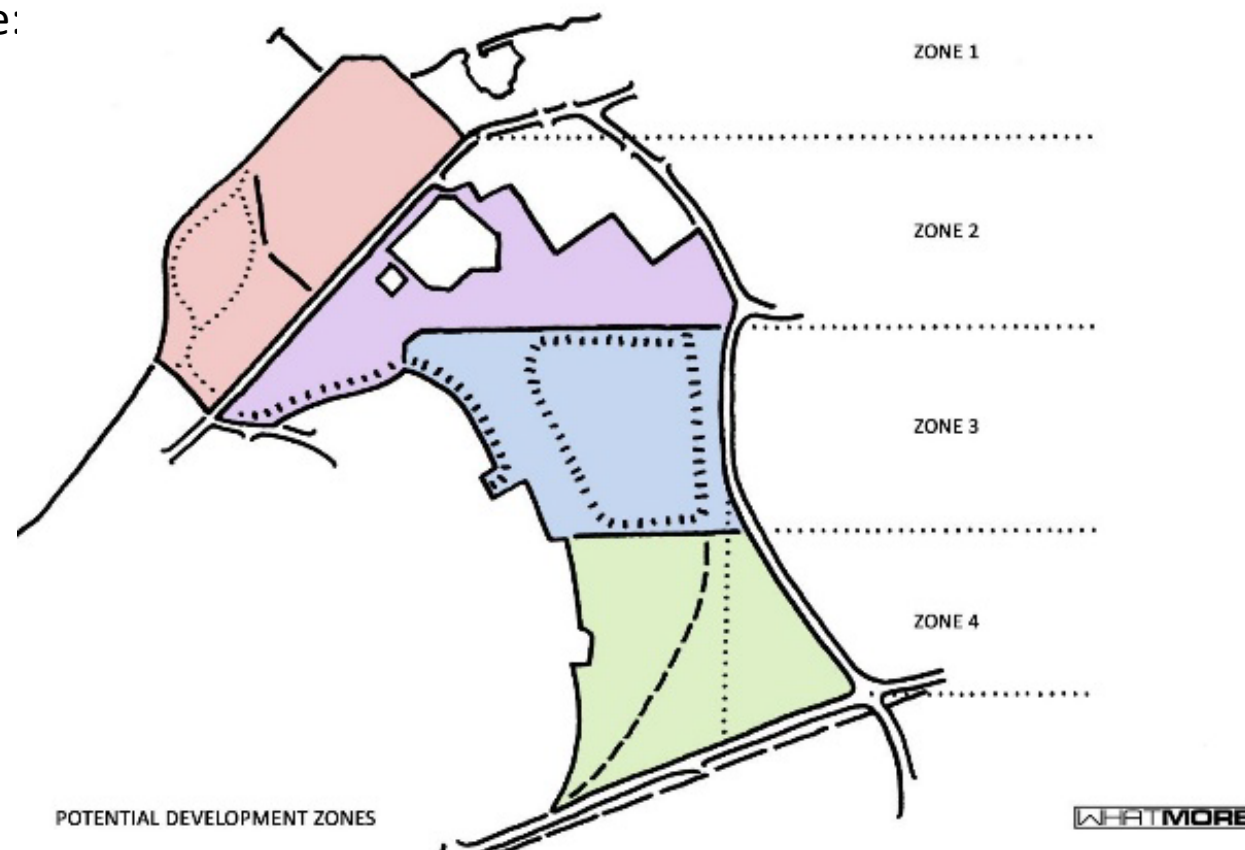
Council Plan - "Grow our Economy – Increase sustainable and inclusive growth as the basis for a more prosperous East Lothian"



2017 Masterplan

The key aspects of high level Cockenzie Masterplan are:

- Circa 90,000 sqm of floorspace
- Investment potential – phasing options
- Strategic connection and community access
- New green links and recreational space
- Scale, identity and positive brand
- Strong community input





Inchcape Seagreen Battery Storage LUF Works

Void

- Infill 6ha void with bund material

Bunds

- Use circa 40% for void
- Remainder regrade coal store

Sea Wall

- Repair and possible height raising – increased CC flood risk
- Rock Armour repair

JMW/Bridge

- Resurface JMW
- Remove bridge and reroute round outfall



Next Steps

- Levelling Up works 2023-2025/26
- Substations 2023-2026/27
- Technical Study underway
 - Constraints and opportunities
 - Development parcels
 - Access and servicing
 - Green/blue space framework
 - Rail link potential
- Local Economy Strategy
- Industrial/Economic Land Market Report
- Combine to inform business case to direct future development plan for the site to achieve net zero and economic potential.
- Local business opportunity as future employment unit location, as well as during construction. Likely over 10+ year period

