

**Pencaitland & District
Local Place Plan
2025 – 2035**

Appendices

Appendix 1

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**Pencaitland & District
Local Place Plan
2025 – 2035**

Appendix 1
Report of
Community Engagement

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REPORT OF COMMUNITY ENGAGEMENT

Autumn 2023 – Spring 2024

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ANNEX

Copy of Survey

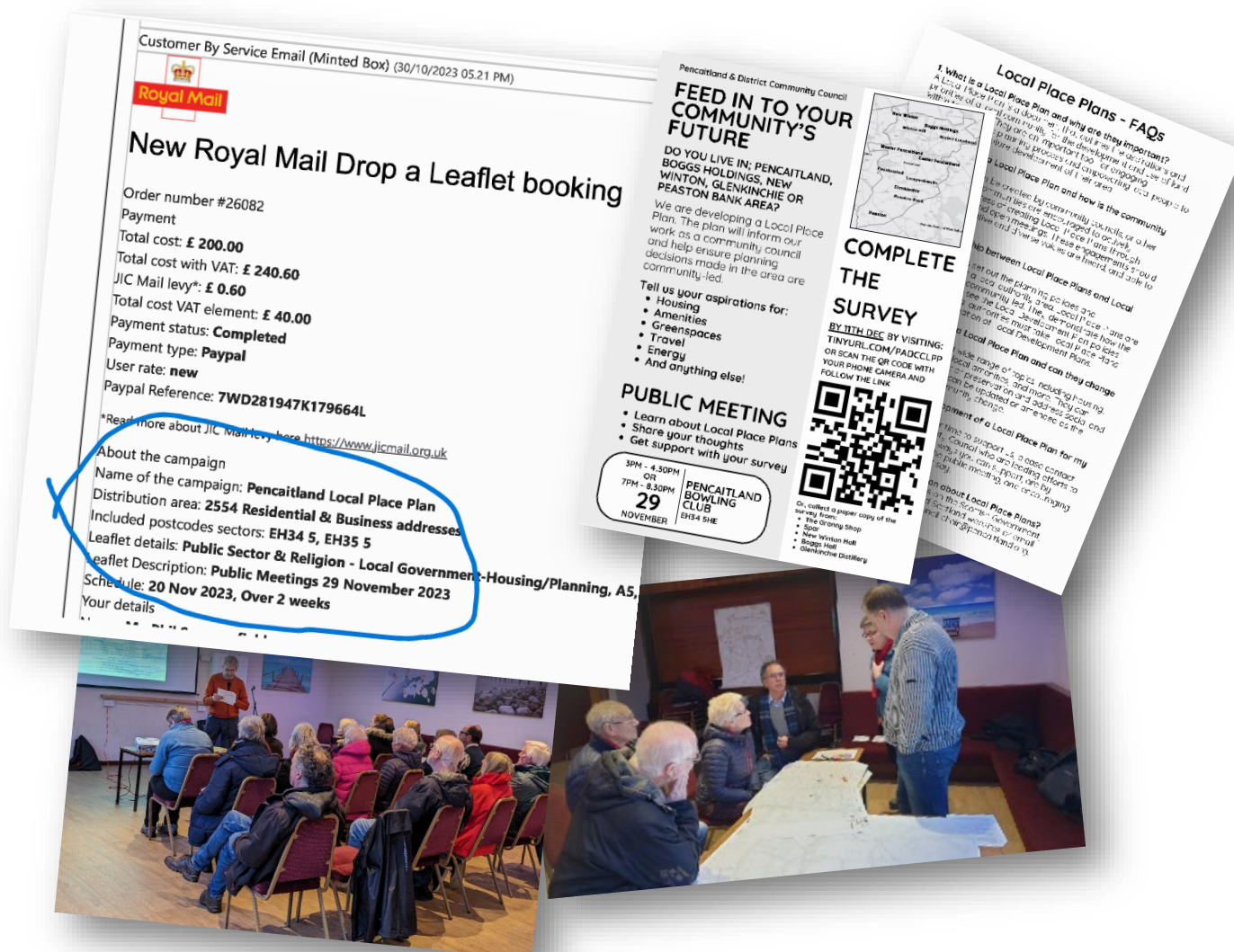
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1. INTRODUCTION

At an early stage in the preparation of the Local Place Plan (LPP) it was recognised that to incorporate the views of local people, the fullest possible engagement with the population of the district would be essential.

It was decided to achieve this with a multi-faceted approach, including the following:

- A survey consisting of both an on-line and paper version survey to assess opinions on a range of topics.
- Two public meetings to explain the LPP process and allow views to be recorded.
- Facilitated group discussions at the public meetings.
- A business oriented meeting with further facilitated group discussions.



2. SURVEY

A survey was developed to ascertain people's views on a wide range of topics. A copy of the survey is in the Annex to this document.

The survey was developed to allow free text responses as well as 'tick box' answers to a series of questions. It was published on-line and went live in early September 2023.

Hard copies of the survey were created, and copies printed to allow people without internet access to participate.

Advertisement of the survey used a wide variety of channels:

A QR code was generated allowing people to link easily to the online version.

Social Media postings were made using all the Pencaitland related Facebook channels, as well as WhatsApp and X (Twitter).

A leaflet was created to publicise the survey and the public meetings, and 3,500 copies of this were printed for local distribution.

A mail drop to every address in the P&DCC area was organised using Royal Mail.

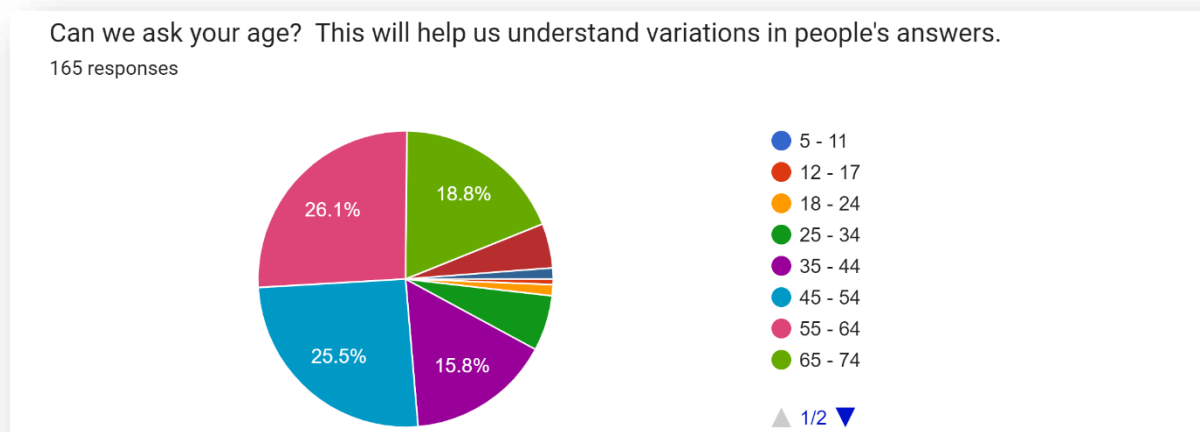
The following community locations were provided with copies of the printed leaflet with QR code as well as additional paper versions of the survey for completion by those with no internet access. Their assistance with publicising the Survey and Public Meetings was invaluable.

- Spar Supermarket/Filling Station
- The Granny Shop
- Trevelyan Hall
- Pencaitland Primary School
- Boggs Hall
- New Winton Hall
- Glenkinchie Distillery
- The Winton
- The Carriage House
- The Bowling Club
- Church/Connections Café
- Rosearista Coffee Shop

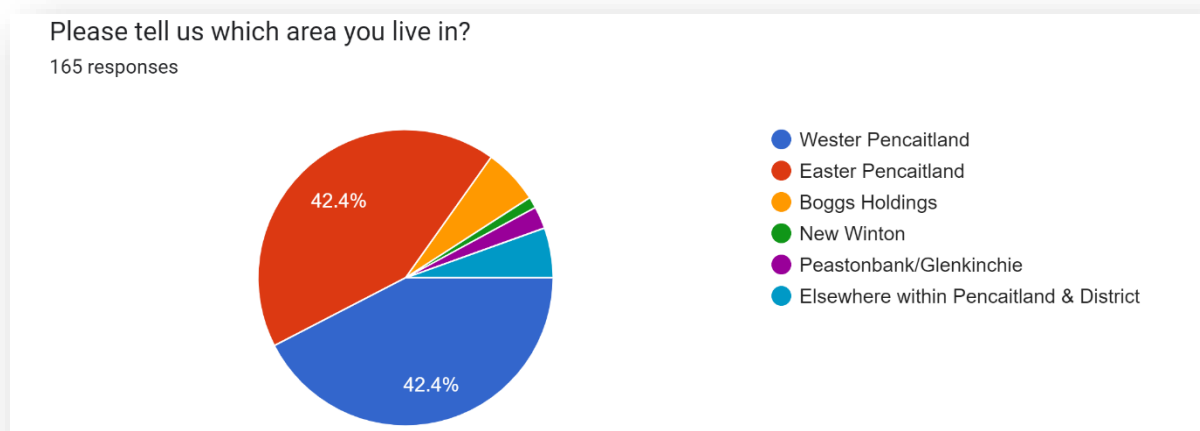
A total of 168 responses to the Survey were received. Of these, 163 responses were completed online, and additional paper copies and some extra responses were received at the Business Owners meeting. All these have been incorporated in the analysis below. Not all

respondents addressed every question in the survey, so individual charts in the following analyses provide varying numbers of responses.

Profile of respondents: the Survey asked two questions to provide the profile of respondents.



The age profile shows that the majority of respondents were aged 35 and over, with almost 45% being aged 55 and over.



Describing the location of respondents within the Area most participants (around 85%) live within Pencaitland village. Responses were received from other settlements within the Area, but they were fewer in number, reflecting the distribution of dwellings in the Area.

The adult (all people 18 and over) population of the area based on the 2022 Census is 2,179. With 168 responses to the survey, our engagement rate is 7.7%.

3. SURVEY ANALYSIS

The following analysis is structured according to the topics used in the survey. For each topic there are graphics which show the responses to those questions which could be analysed quantitatively. These are followed by a summary analysis of the free text comments for that topic. Not all topics had the option to add free text into the survey.

It was recognised early in the design of the survey that it would be beyond the resource available to make the survey too broad. It was decided to focus on those topics which most regularly come to the P&DCC for consideration. This has been taken as an indicator of those topics that are of most concern to the wider community.

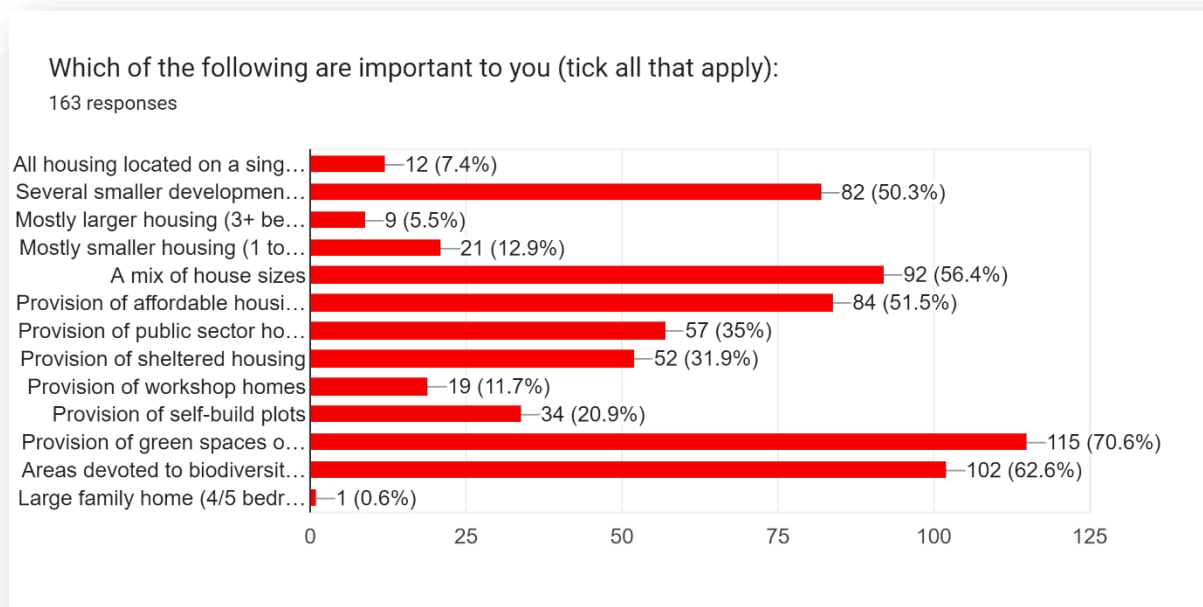
The following topics are discussed:

- Housing
- Community Facilities, Sports/Leisure
- Local Travel
- Employment/Work Life, Economy/Business, Health/Wellbeing
- Environment and Sustainable Living
- Changes over the next 10 years

3.1 Housing

Summary analysis of quantitative responses

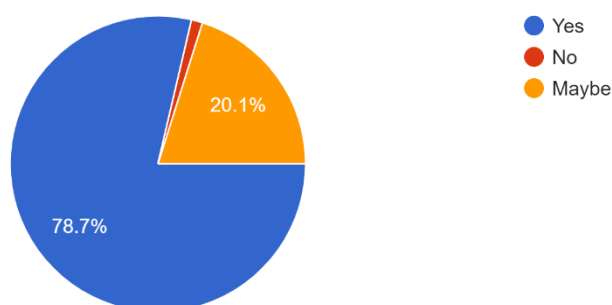
As regards the possibility of new housing development most respondents wished to see a mix of house types (affordable housing, public sector housing and sheltered housing). There was also support for housing development being located in smaller clusters. This latter preference is borne out by the very limited support for either large housing developments or the development of larger houses. The other aspect which showed significant support was for greenspace and areas for biodiversity to be integrated into any new housing developments.



Relating to the future intentions of respondents, the majority (78.7%) indicated they planned to remain resident in the area during the next 10 years. Of those that plan to remain in the area the majority indicated that they would be an owner-occupier in either a large or medium sized family house.

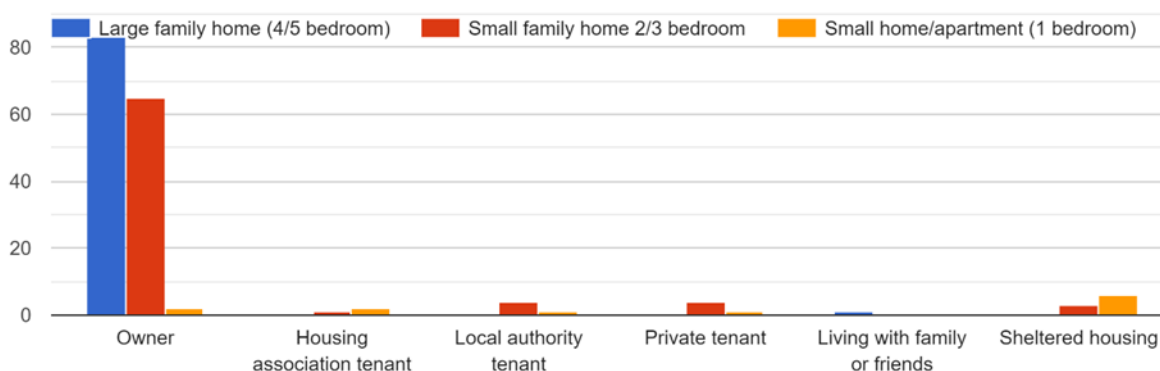
Do you expect to be residing in the area in 2035?

164 responses



This strong result towards owner-occupied and larger units may be a reflection of the current mix of housing types and tenure presently available in Pencaitland.

If 'Yes', what type of accommodation do you hope to be living in by 2035? Please select one option.



Summary analysis of free text responses

Respondents were asked for their views on what ought to be included in new housing developments, and this has encouraged more thoughtful answers overall with environmental aspects coming out strongly.

The analysis reflects this, with 75 respondents favouring wildlife corridors and other biodiversity measures as worthy of inclusion in all housing developments.

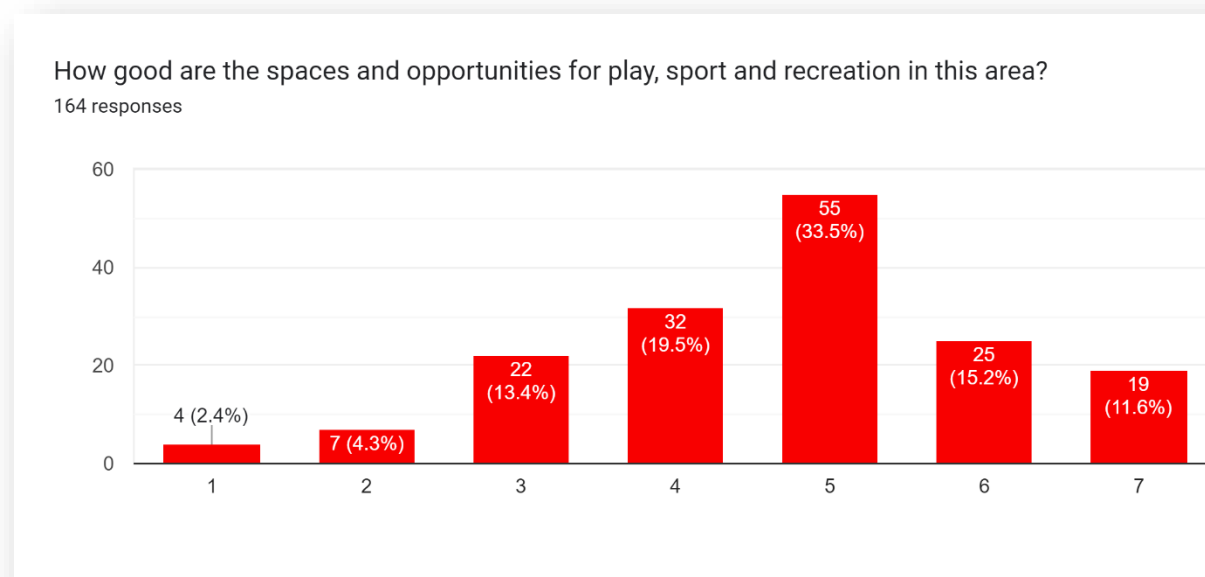
Amongst the other responses, 13 respondents supported more Public Open Space in housing developments; Active travel measures were supported by 22 respondents; Improved infrastructure – 22 people; Parking – 7 responses, and Public Transport – 7 responses.

Although five respondents were absolutely against any further housing development in the village, eight favoured some form of low impact development, either small developments of 2 – 5 units, affordable housing, or Self-Build plots.

3.2 Community Facilities, Sports & Leisure

Summary analysis of quantitative responses

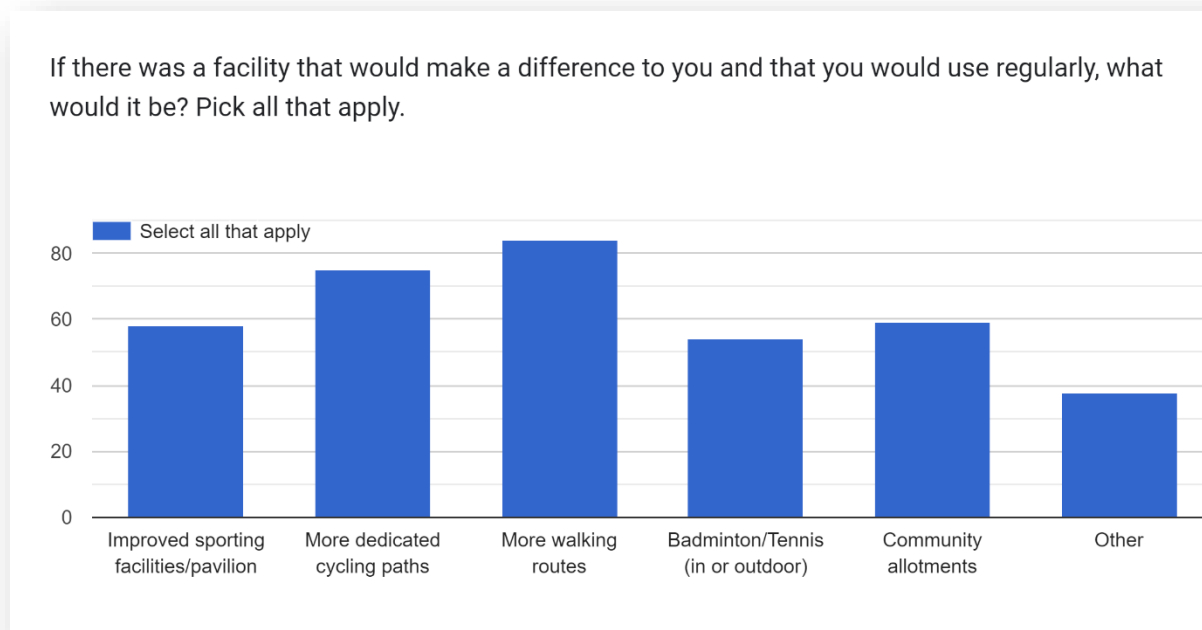
The current level of satisfaction with existing opportunities for play, sport and recreation was mixed, but just over 60% rated them as 5, 6 or 7 on the scale 1 = not good at all, 7 = very good. This indicates a fair level of satisfaction with existing facilities. Only 2.4% of respondents rated them as not good at all.



When asked what would make a difference concerning new facilities there was very high support for new walking and cycling routes (over 80% for new walking routes, and over 70% for

new cycle routes). The possible provision of facilities for Pencaitland village which generated support from over 50% of respondents included a new pavilion, community allotments and tennis/badminton facilities, although it should be noted that these three were prompts in the survey as examples of possible facilities.

1 = not good at all, 7 = very good



Summary analysis of free text responses

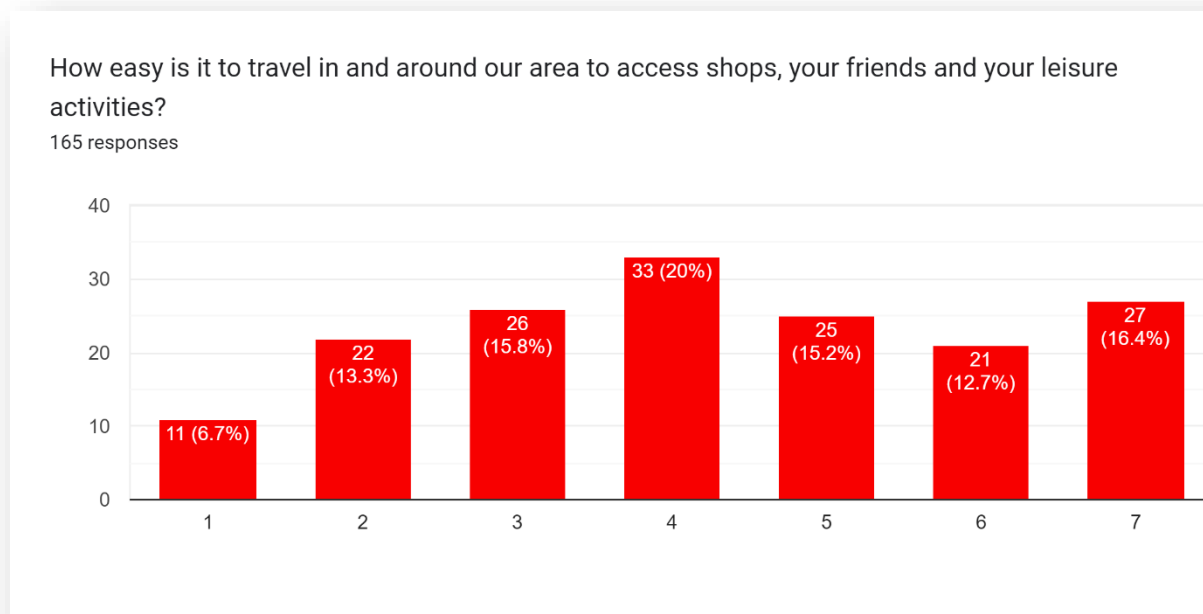
There was strong support for improved community facilities, and for facilities which would support both more diverse activities and more diverse users. Mention was made of the need to provide facilities and activities to cater for all age groups. There was reference to the need for a better spread of facilities across the area with most of the current facilities being concentrated in and around the park at the eastern end of Pencaitland village.

3.3 Local Travel

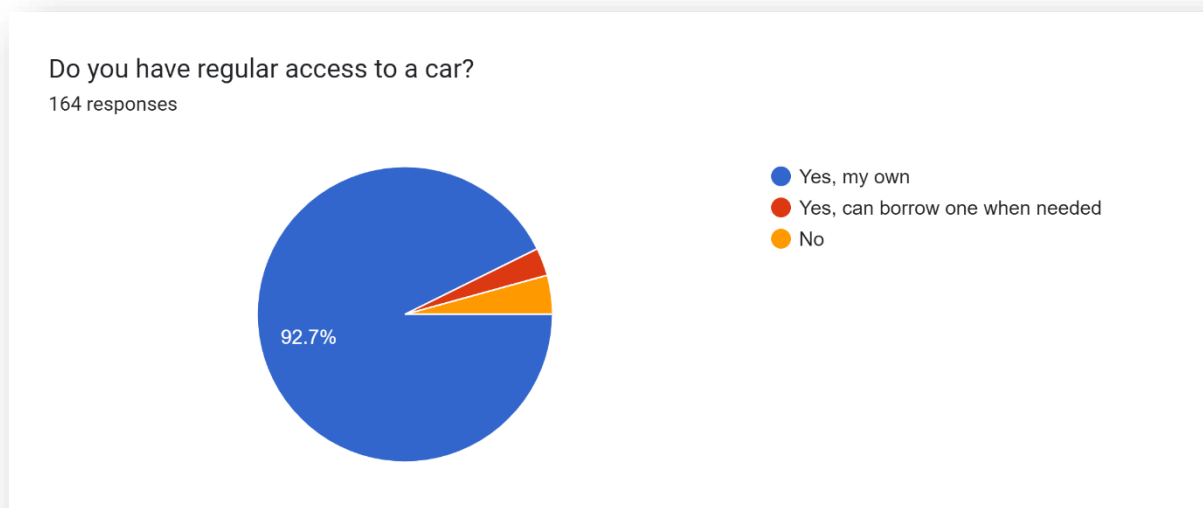
Summary analysis of quantitative responses

The response to the question about the ease of travel in and around the area was mixed.

However, almost 36% answered 1, 2 or 3 to this question, on the scale 1=very difficult, 7=very easy. This indicates that a number of respondents feel that there is room for improvement and find travel less easy than they would wish. However, almost 45% indicated a higher degree of satisfaction (answered 5, 6 or 7 to the question).



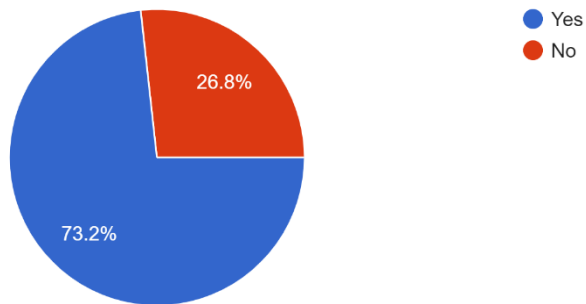
When set alongside the response to the question about car ownership it is clear that the majority of respondents have regular access to a car, and this may affect their experience of the ease of travel in and around Pencaitland.



However, there is a clear desire for improved public transport with over 73% of respondents indicating that they would like to see bus services improved and/or increased.

Are increased/improved bus services required?

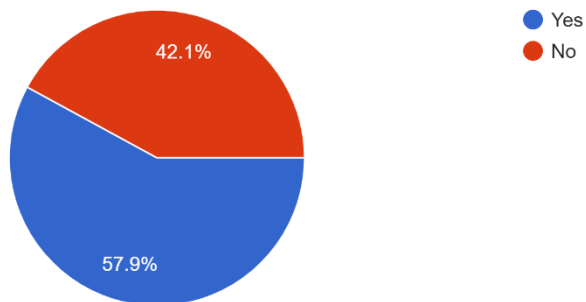
157 responses



Just over half of respondents were of the view that traffic speeds should be reduced,

Are more measures needed to reduce the speed of traffic?

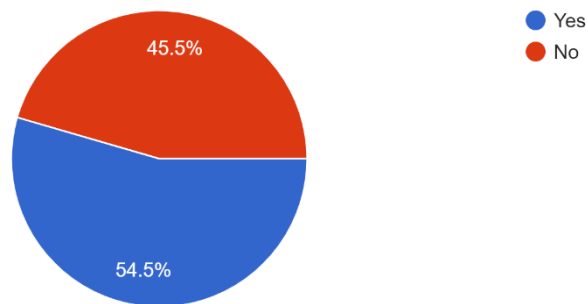
164 responses



and a similar proportion felt that more offroad walking and cycling routes were required.

Are more off-road walking and cycling routes required, either for recreation or active travel purposes?

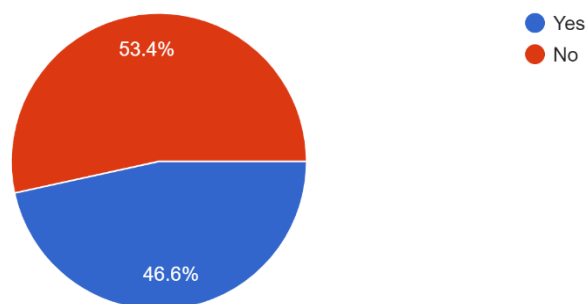
156 responses



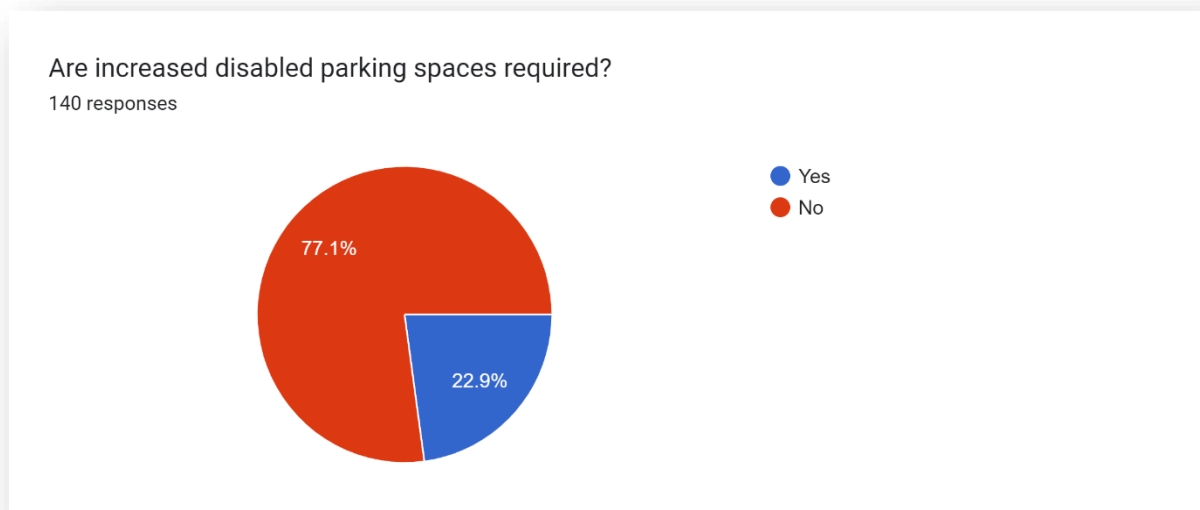
On the question of increasing the number of charging points for electric cars, there was a fairly equal split concerning whether these were required.

Are the number of electric car charging points sufficient?

146 responses



In response to the question about the need for more disabled parking space there was a clear majority (77.1%) who felt that this facility was not required.



Summary analysis of free text responses

As noted above, just over half of respondents were of the view that **traffic speeds** should be reduced. Several suggestions garnered support amongst those who wished to see traffic calming measures including at the entrances to Pencaitland village, Beech Terrace, Lempockwells Road, Boggs Holdings and surrounding villages. There was support for such measures being permanent, and mention was made of pedestrian crossings, widening pavements, speed cameras and speed signs.

There was strong support for the need for better **bus services** to both Edinburgh and particularly Haddington. Suggestions included extending the 113 to terminate in west Haddington rather than in Pencaitland. Other comments indicated a desire for better night buses from Edinburgh, more express bus services at peak times, and linking buses services to the railway station at Wallyford.

There was significant support for improved and increased **offroad walking and cycling routes**. Links to key locations were highlighted, such as Haddington, and specific suggestions included a route along the River Tyne from Pencaitland to Haddington.

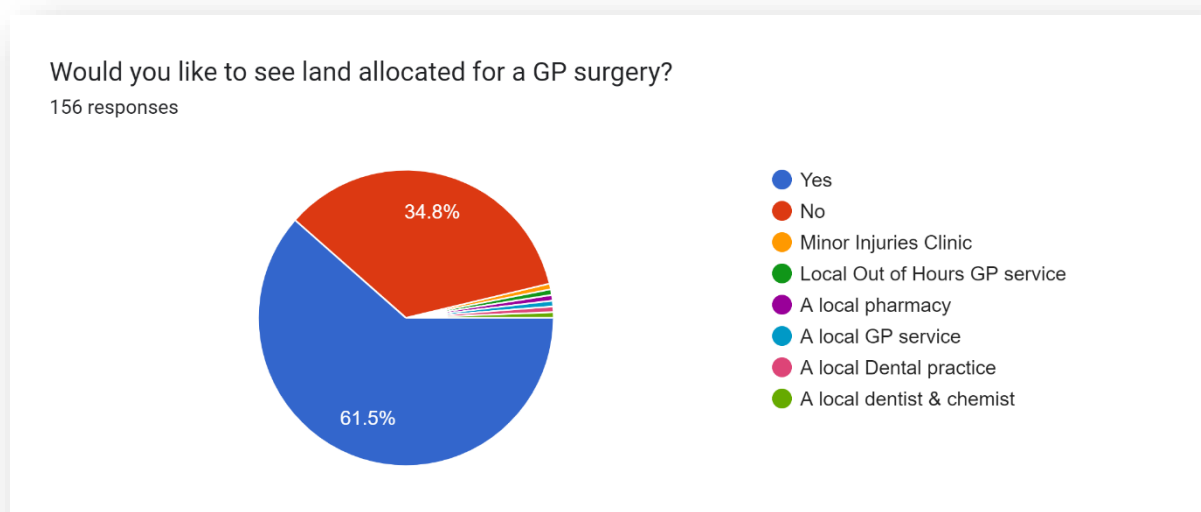
While there wasn't majority support for increasing the **provision of disabled parking** in Pencaitland, suggestions were made for disabled parking spaces near shops and to bus stops.

3.4 Employment & Work Life, Local Economy & Business, Health & Wellbeing

Summary analysis of quantitative responses

The quantitative survey responses related only to health and wellbeing. Questions in relation to employment and business were dealt with via free text questions.

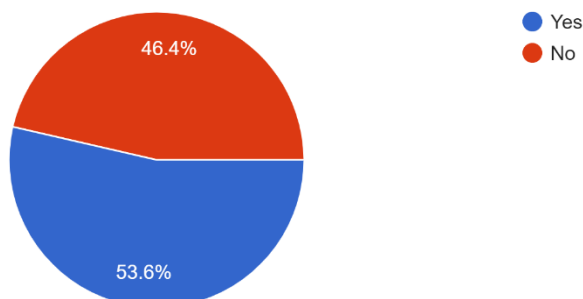
The responses indicated a level of dissatisfaction with current healthcare provision in Pencaitland. Many respondents would like to see the development of a GP surgery, a dental surgery and a pharmacy.



However, the percentages in favour were not overwhelmingly so, with nearly 35% indicating that a GP surgery is not required and a higher percentage (46.6%) not in favour of the development of a dental surgery.

Would you like to see land allocated for a Dental surgery?

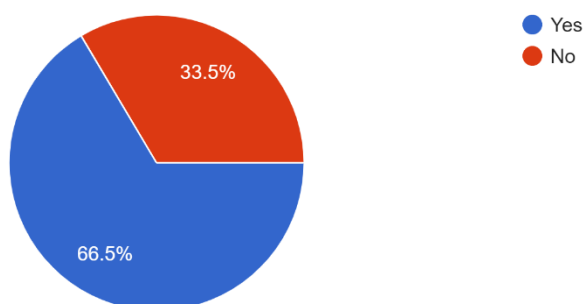
153 responses



The provision of a pharmacy was most popular of the three with over 66% in support.

Would you like to see land allocated for a Pharmacy?

155 responses



Summary analysis of free text responses

There were 57 free text responses to the **business** questions within the survey. There was a clear focus within the responses on two areas of change. Firstly, the need for improved public transport provision within the local area and into Edinburgh (19 respondents). Respondents cited this as necessary to improve journeys to work, to reduce the need to use the car and to improve accessibility within the local area. Secondly, there was a focus on the need for improved internet provision and mobile phone connectivity (19 respondents).

Respondents also indicated support (10 responses) for the development of a co-working hub or development of a community facility which could be used as a co-working space. There was also support for improved café or food retail provision (6 responses) and for improved cycling and walking links (5 respondents).

There were 106 free text responses to the **retail** questions within the survey. The majority of responses focused on the need, or otherwise, for increased retail provision within the Pencaitland area. The most numerous comments were either that the respondent had no suggestions to make (as opposed to no response recorded) (22 responses), or that nothing further was required by way of retail provision (13 responses). Taken together these responses indicate a fair level of satisfaction with current retail provision.

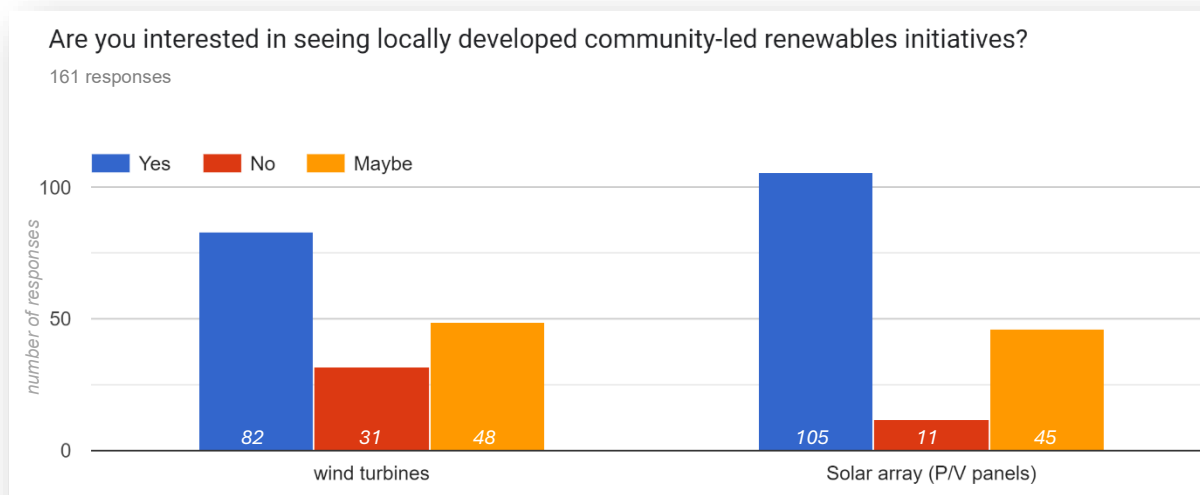
More specific responses indicate support for a chemist or pharmacy (11 responses), support for increased café or coffee shop provision (12 responses). There was support for a retail space which could be made available for local producers, or for use as a farmers market/market stall type facility (12 responses). There was also support for more individual food retailers, for example, a bakery, greengrocer, butcher, deli, and support for more food shops in general (5 responses) and for a Co-op (6 responses). The nature of these responses indicate that the community would like a greater range of food products to be available, either through a general food shop, such as a Co-op, by provision for individual more specialist food outlets, or through support for a market stall type facility.

There was no free text option for **health and wellbeing**.

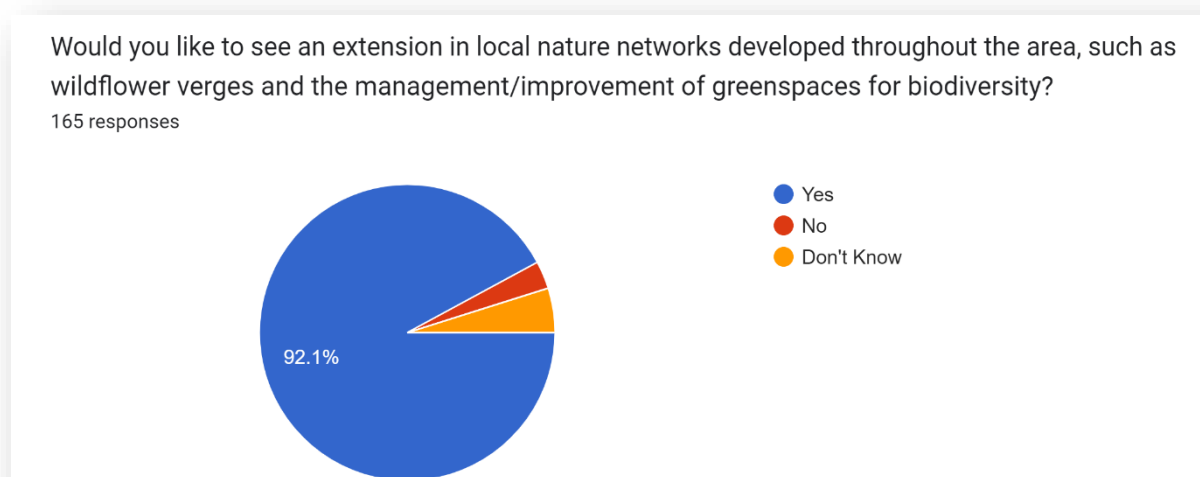
3.5 Environment & Sustainable Living

Summary analysis of quantitative responses

The survey asked two specific questions relating to community-led renewables, and to environmental improvements to improve local nature networks. Both questions generated a strongly positive response. There was a preference for solar rather than wind power; the support for wind power was significant at 82 Yes, 48 Maybe and only 31 No.



The response to the question about extending local nature networks generated the highest level of support to any question in the survey with over 90% of respondents being in favour of measures to improve biodiversity such as wildflower verges and the management of some public spaces to benefit nature.



Summary analysis of free text responses

There was no free text option for environment and sustainable living.

3.6 Changes to the local area over the next 10 years

As a means to better understand the sort of place local residents would like Pencaitland and District to become over the next 10 years, the survey asked *What three changes would you like to see in this area over the next 10 years you'd like included in a Local Place Plan to inform that process?* Respondents had the option to give up to three changes they would like to happen.

The response was extensive and has been summarised in bullet form below. However, it is clear that the free text responses reinforced the messages given via the survey questions and the free text opportunities elsewhere in the survey.

- Ensuring that we support and provide for residents' diverse needs, whether that is relating to housing, care facilities, recreation or transport.
- Ensuring that the locality has a good mix of housing of a range of sizes and tenures to enable people to stay in the local area throughout all stages of their lives.
- Enhanced healthcare provision within the community.
- More retail choice for food and basic provisions.
- Improved traffic management throughout the Pencaitland area, but particularly in Pencaitland village. This will include measures to slow traffic, improve key junctions and ensure that pedestrians and non-motorised traffic are safe and have priority.
- Improved active travel routes through the development of off-road walking and cycling routes. This will enable residents to travel safely within their communities and within the wider area for work, shopping, and leisure. This will also enable local people to leave the car at home for travel, and provide wider choice for those without regular access to a car.
- Enhancement of existing greenspaces for people and for biodiversity.
- Increasing the provision of public and community greenspace, including play spaces for children.
- The creation of more woodland.
- The development of community allotments.
- Wildflower planting on verges and other public greenspaces to encourage pollinators.
- Exploring the potential for community energy provision.
- Improved internet connectivity and mobile phone signal to benefit businesses and individuals.
- Improved public transport linkages within the local area and into Edinburgh. This will give residents a choice concerning where and how they travel, and will assist in reducing the use of cars.
- Provision of a new community hub which can support business and retail aspirations as well as facilities for leisure and recreation. This will provide a space where local residents can connect socially and interact through business or leisure facilities.

4. PUBLIC MEETINGS

The publicity for the Survey also served to alert people to the Public Meetings that were held 29 November 2023. Publicity for the public meetings was combined with that for the Survey.

Two meetings were arranged, an afternoon and an evening session. Attendance was similar at both meetings, the afternoon session attracting 20, and the evening 19 people.

Each meeting followed the same format; a brief presentation was given to provide the context for the LPP, how it relates to the NPF4 published by the Scottish Government in February 2023, and the Local Development Plan for East Lothian (LDP2), currently being prepared by the Planning Department of East Lothian Council.

Following the presentation, people were invited to divide into separate groups for discussion of spatial issues relating to the area; each group had a facilitator to focus discussions.

Discussion topics were chosen from existing P&DCC awareness of matters of local concern, as well as a preliminary analysis of Survey responses. The following themes emerged:

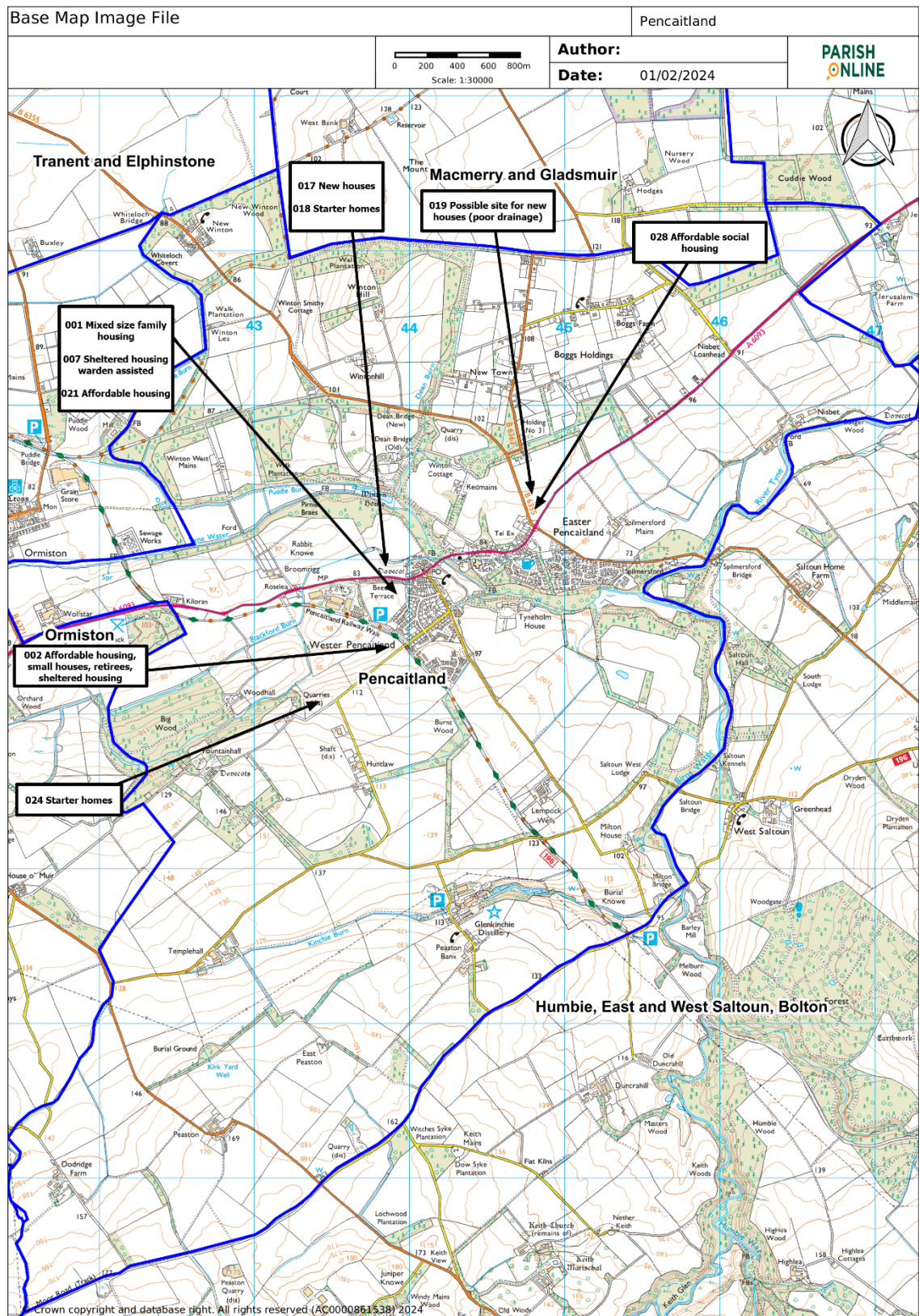
- Housing
- Environment
- Active Travel
- Community Facilities

After the two successful Public Meetings held 29 November 2023, it was decided to stage a further public engagement meeting with the objective of getting the views of local businesses. Research and investigation using publicly available sources enabled the compilation of a database of 69 businesses operating within the P&DCC area. In early January 2024, telephone and email contact was made with all 69 of these businesses, inviting them to the Business Owners Meeting held 18 January 2024.

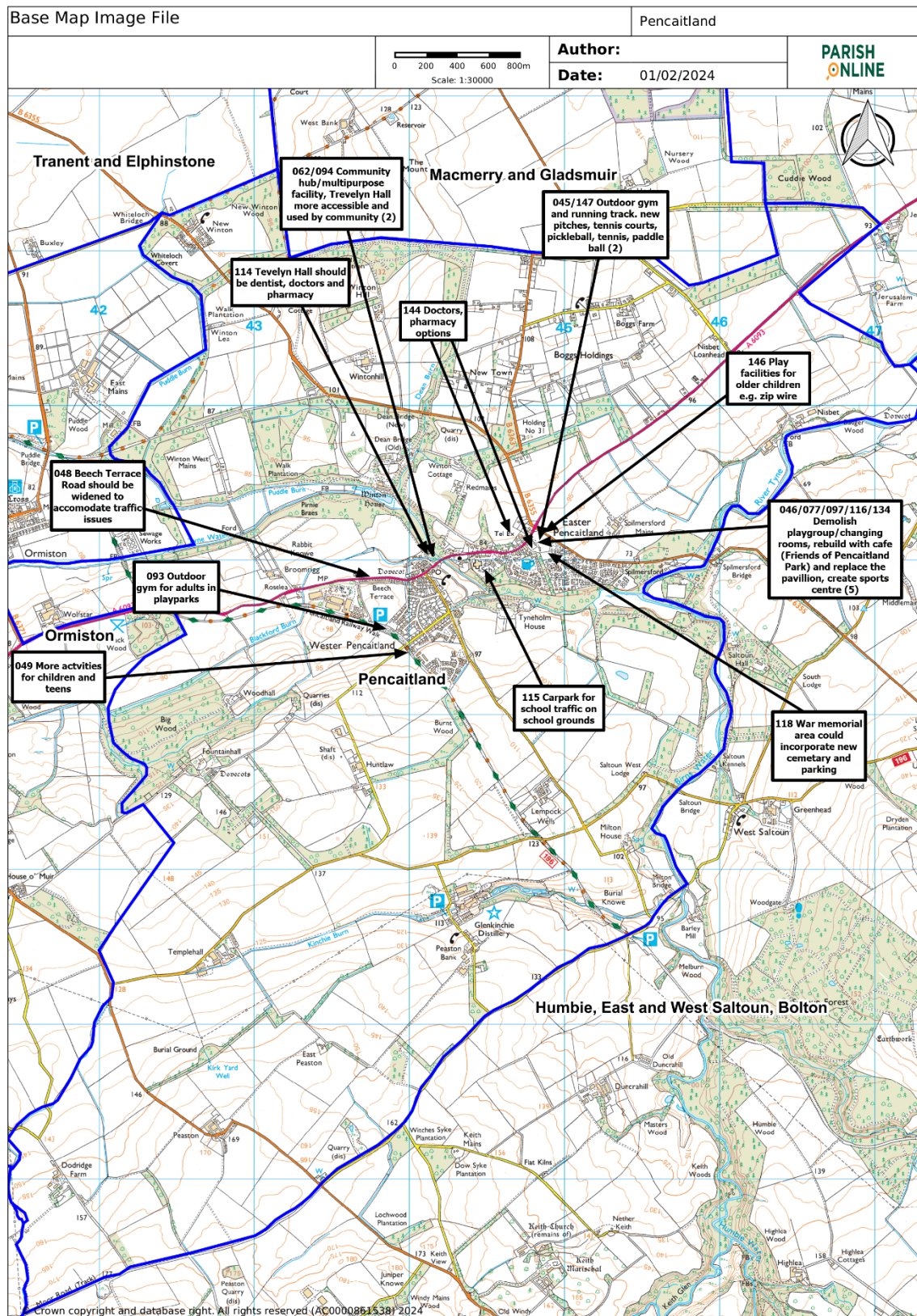
This meeting followed an identical format to the November meetings, with an explanatory presentation followed by a facilitated group discussion. There were 9 business owners in attendance.

The facilitated group discussions generated annotated maps for each theme; post-it notes with spatially specific suggestions were affixed to each thematic map. The two November meetings produced 147 notes, and that in January, 36. The following pages provide a transcription of all the spatially specific suggestions received. It is important to note that these are a record of comments received; not all have translated into proposals in the LPP.

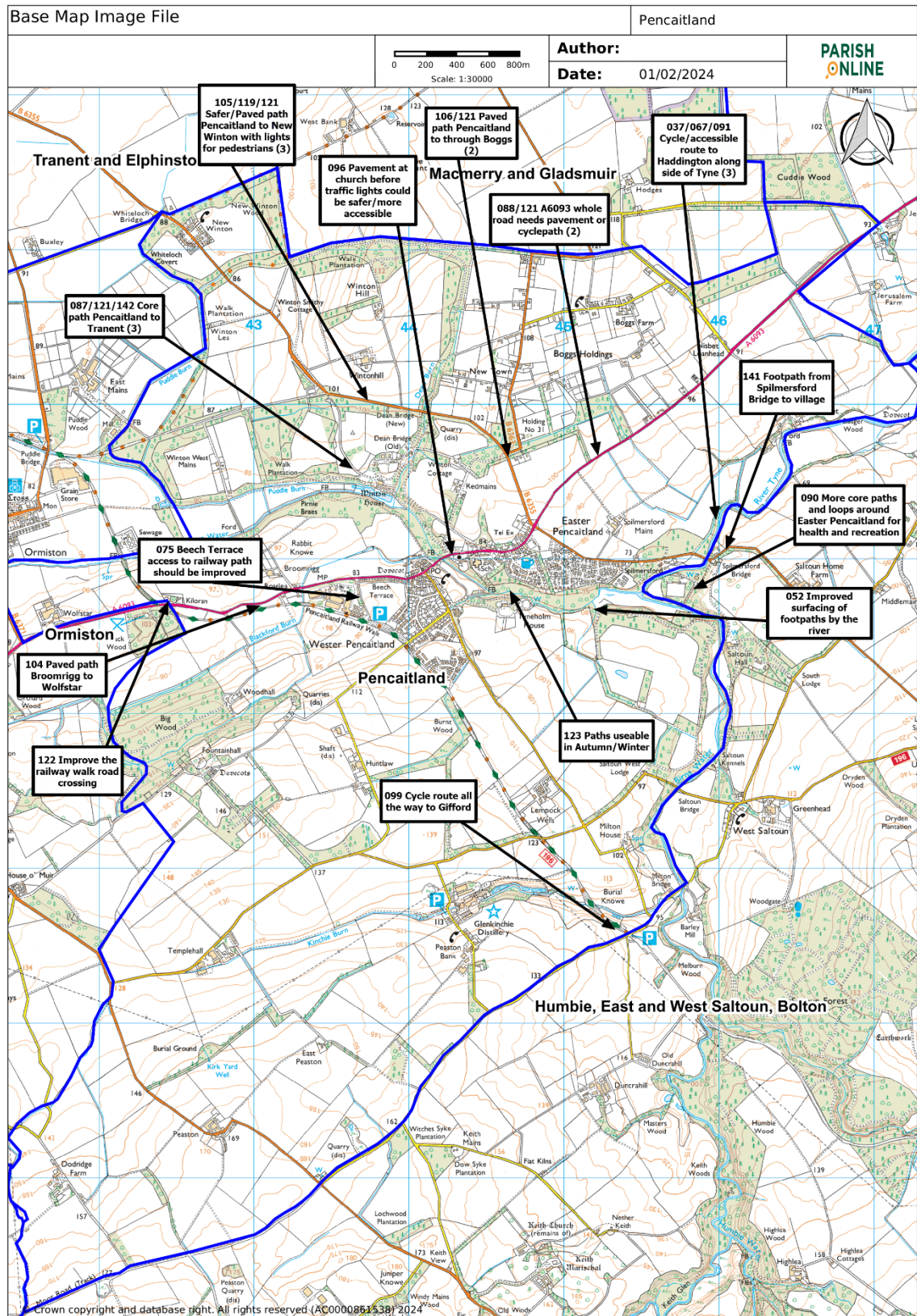
4.1 Housing – Spatially Specific Suggestions



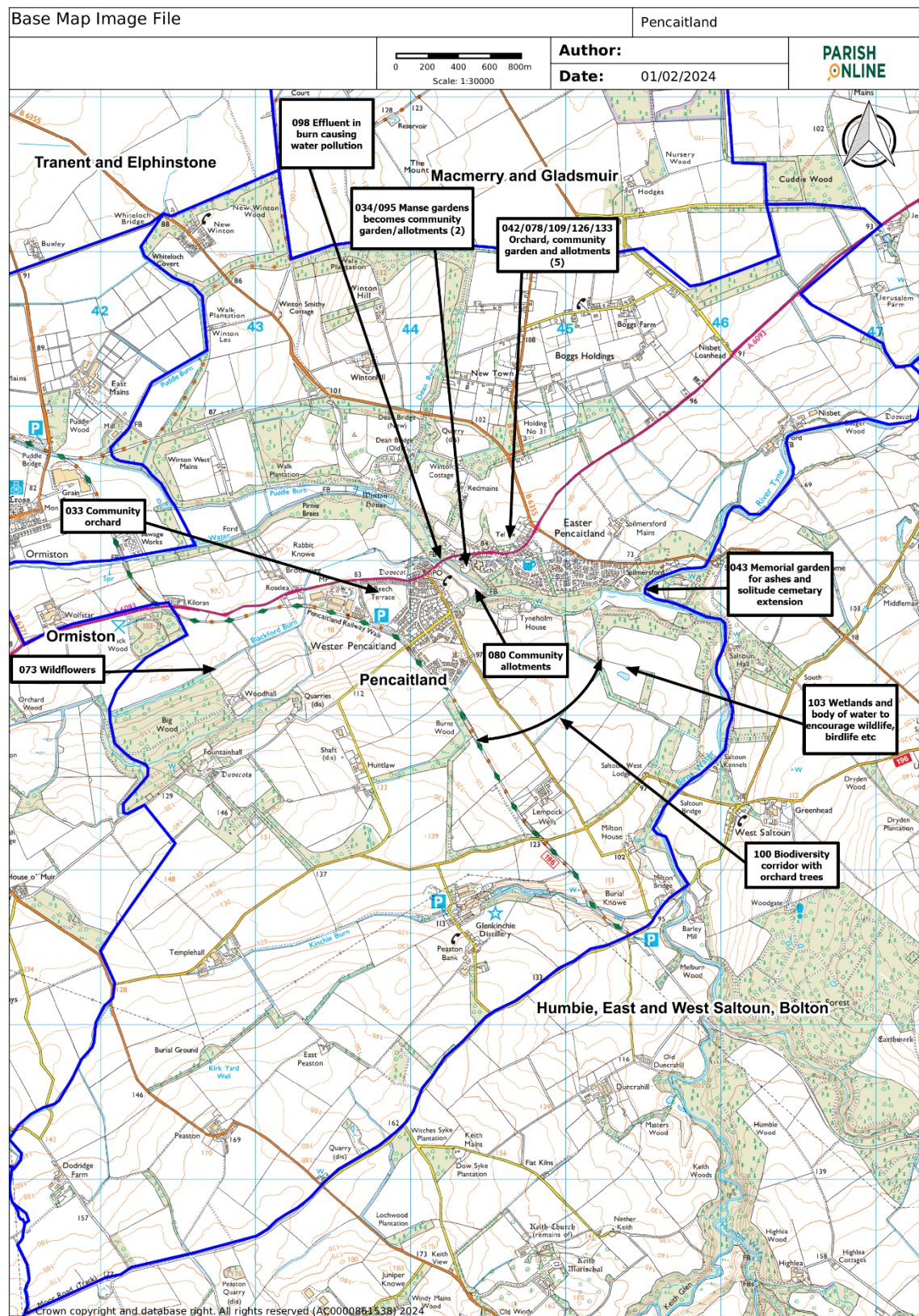
4.2 Community Facilities – Spatially Specific Suggestions



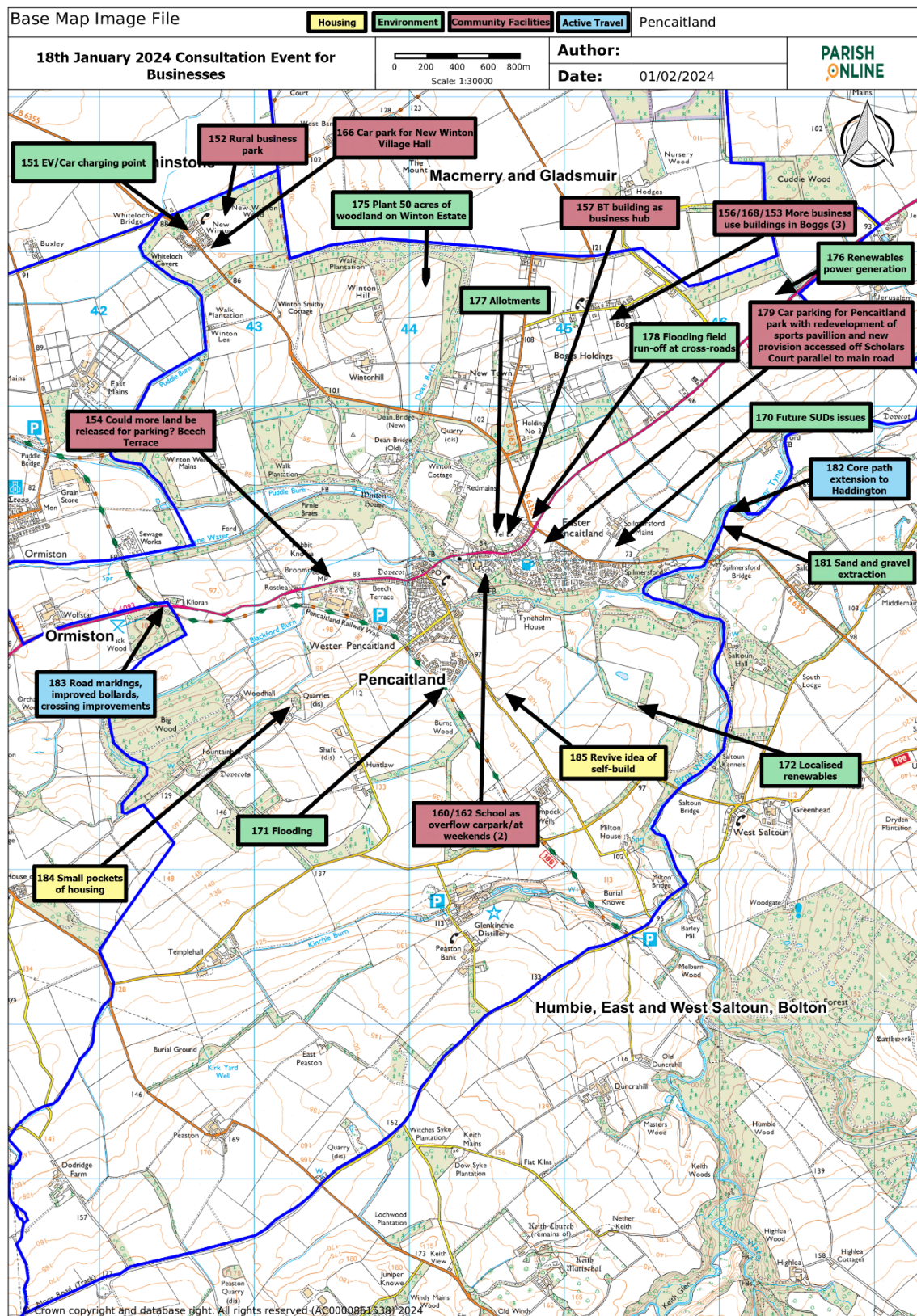
4.3 Active Travel – Spatially Specific Suggestions



4.4 Environment – Spatially Specific Suggestions



4.5 Business – Spatially Specific Suggestions



4.6 Non-spatial Comments

At the Public Meetings, the Group Discussions generated many additional comments that were general and not specific to one location; these are reproduced here. Although some comments dealt with multiple themes, they have been allocated to the most appropriate theme – Housing, Environment, Active Travel or Community Facilities, and have been taken into account in the overall analysis. The range of comments expressed at the meetings is similar to that recorded in the Survey; comments recorded for each theme are summarised below.

Housing

Whilst one comment was against any new housing, a preference for small mixed developments, with smaller unit size and social housing or self-build was expressed in several comments. Many comments sought improved statutory insulation standards or sustainable energy requirements for housing. Additionally, obligations on developers to provide community facilities, infrastructure and environmental improvements alongside all new housing were also called for.

| Housing Non-Spatial Comments | | Pencaitland and District Community Council Local Place Plan 2025 - 2035 | |
|---------------------------------|---|--|--|
| Code | Comment | | |
| *003 | There's enough housing in the village already | | |
| *004 | Adopt PassivHaus for new housing | | |
| *005 | Any houses built must be insulated, sustainable, water use etc | | |
| *006 | Small organic growth not new developments | | |
| *008 | Better mix of smaller housing - more smaller houses for ageing population | | |
| *009 | Social housing aesthetic should be the same as others | | |
| *010 | Social housing should be mixed with other housing not separate | | |
| *011 | Broader infrastructure development obligations for developers - community hubs, sewerage, sustainable energy and heating, woodland creation | | |
| *012 | Avoid monoculture housing | | |
| *013 | Low density Housing | | |
| *014 | Ormiston is taking Pencaitland's supporting infrastructure needs | | |
| *015 | Village character is important | | |
| *016 | Bungalows, sheltered housing recognise changing demographic | | |
| *020 | Agree with new housing, first time buyers, bungalows for older people, social housing | | |
| *022 | Review need for conservation areas | | |
| *023 | Are conservation areas synonymous with NPF4 and sustainable development? | | |
| *025 | Smaller concentration of housing | | |
| *026 | Can large gardens be designated for housing | | |
| *027 | Community heating for new housing | | |
| *029 | Grass cutting at waterhouse entrance | | |
| *030 | Road state of deterioration causes accidents | | |
| *031 | Essential to have green spaces incorporated into housing developments | | |
| *032 | Road maintenance | | |
| *060 | Avoid use of agricultural land for home building | | |
| *071 | Housing needs support beyond roads - doctors, shops etc | | |
| 110 | Obligations for new housing developments - should be paying for carbon, biodiversity, wildlife corridors | | |
| 129 | New housing should have solar panels | | |
| B180 | Self build plots - Hodges Farm, New Winton, Allocated land at Alex King Field (Woodhall Road Site TT12) | | |

Environment

Support was expressed for solar and wind power generation, also community heat schemes and possible geothermal heat sources. Protection of wildlife, woodlands and action on invasive species was noted in several comments. One comment suggested that the climate emergency should take precedence over Conservation Area aspects in development of LDP2.

| Environment Non-Spatial Comments | | Pencaitland and District Community Council Local Place Plan 2025 - 2035 |
|-------------------------------------|---|--|
| Code | Comment | |
| *039 | Preference for field of solar panels rather than wind turbines | |
| *040 | More green planting generally and wildflowers | |
| *041 | More bird boxes like those in main park | |
| *055 | More sympathetic to wildlife | |
| *056 | Can we exploit old mines for energy use and heat | |
| *058 | Renewables in appropriate location based on demand | |
| *059 | Native wildflowers but needs management | |
| *057 | LDP should reflect climate emergency not conserving in aspic | |
| *069 | More chargers for Evs | |
| 101 | Wind turbines put where most efficient | |
| 102 | Sustainable energy, wind turbines and solar feeding community benefit | |
| 107 | Geothermal | |
| 108 | Support solar panels on rooftops | |
| 111 | Woodlands should be protected everywhere | |
| 112 | Wildflower patches wherever possible | |
| 125 | Himalayan Balsam and Japanese Knotweed | |
| 127 | Action on invasive plants | |
| 130 | Community heating project | |
| B169 | Deal with flooding on A6093 (east end, crossroads) | |
| B186 | Rainwater harvesting for allotments | |

Active Travel

Of the 36 comments assessed as travel related, 12 related to suggestions for bus service improvements. These also reflected Survey suggestions; express buses at peak hours to Edinburgh, reviewing routes, particularly to Haddington, New Winton and Longniddry, Rail stations, Fort Kinnaird or Royal Infirmary. Cycling generated 8 comments suggesting more cycle paths, properly segregated cycle routes away from roads, routes serving Haddington and New Winton. Paths generally, and traffic speed reduction concerns respectively provided 6 and 5 comments each.

Active Travel
Non-Spatial Comments

Pencaitland and District Community Council
Local Place Plan 2025 - 2035

| Code | Comment |
|------|---|
| *035 | Ensure paths well signposted and maps are shown where paths intersect |
| *036 | Cycle paths should be separated from traffic where possible |
| *047 | Cycle path to Tranent and Haddington especially for high school kids |
| *050 | Re-introduction of express buses at peak times |
| *051 | Bus access to local stations and Fort Kinnaird |
| *054 | Pelican crossing to help children safely access the park and school |
| *063 | Safe route to Haddington |
| *064 | Path management an issue |
| *065 | Allotments a good idea |
| *066 | More safe cycle paths |
| *068 | Transport for growing elderly |
| *070 | Bus not convenient for local transport needs |
| *072 | Safety on the roads still an issue |
| *074 | Maintenance of paths is an issue |
| *076 | 60mph limit at bus terminal is real issue |
| *086 | Safe cycle path to Haddington |
| *089 | Cameras, not humps to enforce speed limits |
| *113 | Cycle path to Haddington not on road, shorter than current route |
| 120 | Reduce speed limits into the village |
| 124 | Safer paths for walkers runners, cyclists and lights |
| 128 | Reinstate right of way saltoun area |
| 131 | Reinstate right of way peaston area |
| 135 | Bus to the royal infirmary |
| 136 | Improved bus routes to Longniddry, Haddington, New Winton |
| 139 | 113 to stop more frequently in villages |
| 140 | Express bus to Edinburgh |
| 143 | Resurfacing paths |
| 145 | Better surfaces on paths and walkways |
| 148 | Frequent bus to Haddington |
| B155 | Bus stops in sensible location |
| B159 | Improved public transport speed not just frequency |
| B164 | Raised tables to slow traffic |
| B167 | Safe walking and cycling path to New Winton |
| B173 | Express bus |
| B173 | Bus stop at Rosarista |
| B174 | Bus reliability, staff shift patterns, require punctuality, staff retention is adversity, affected by schedules and reliability |

Community Facilities

An approximately equal number of comments expressed a desire for:

- better local health provision, e.g. Doctors Surgery, Pharmacy etc
- business facilities/communal office space
- improved youth facilities
- enhancement of park

Community Facilities
Non-Spatial Comments

Pencaitland and District Community Council
Local Place Plan 2025 - 2035

| Code | Comment |
|------|--|
| *038 | Doctors surgery and pharmacy |
| *044 | Zip wire and activities for older children and young teens |
| *053 | Pub to stay open later than 10 for younger people |
| *061 | Facilities for teens/young people |
| *079 | Environmental places for all ages not just play parks |
| *081 | Better integration between bus and train services |
| *082 | Communal office space |
| *083 | Wellbeing centre with walk-in appointments |
| *084 | Intergenerational practice |
| *085 | Local part-time GP surgery |
| *092 | Farmers markets |
| 117 | Park and football pitches could be relocated |
| 132 | Doctors surgery |
| 137 | Maintain current community facilities |
| 138 | Affordable places to socialise and meet for food and drink |
| B158 | Do not overlook aspirations for park |
| B161 | More parking |
| B163 | Transport links |
| B165 | Business base for new businesses |

5. CONCLUSION

We have identified the key concerns of local people for the future planning of Pencaitland and District over the period up to 2035.

These have emerged directly from the community engagement done via the survey carried out in Autumn 2023, as well as through the three public meetings and facilitated workshop discussions held in the village in November 2023 and January 2024.

We are grateful to all who engaged in the survey and attended the public meetings. All the views expressed have been recorded and analysed.

The engagement by the community has been invaluable in informing and developing the LPP.

ANNEX

SURVEY

A facsimile copy of the Survey (7 pages) is reproduced below and on the subsequent 3 pages.

Pencaitland & District Community Council Local Place Plan Survey

Your Community Council (see map) is exploring the development of a Local Place Plan (LPP). These offer communities the chance to develop proposals for their own area. It's where we can each express aspirations and ambitions for the future of Pencaitland & District.

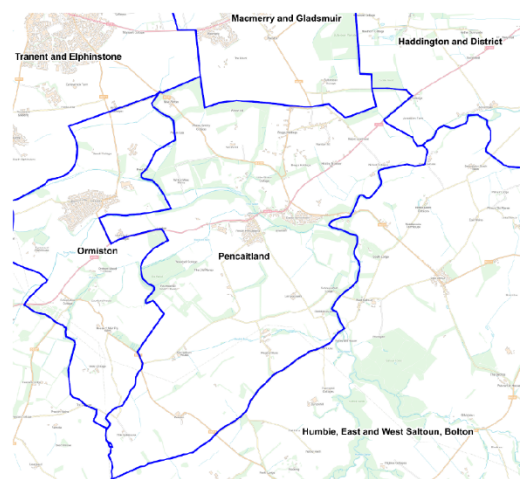
LPPs were introduced by the Planning (Scotland) Act 2019. It contained a new right for communities to produce their own plans as part of the Scottish planning system. LPPs contain the community's proposals for the development and use of land, and provide opportunities for communities to directly feed into the planning system with local ideas and proposals.

However, LPPs are more than just a plan: they can help communities understand what they want their area to be like in the future. It's about supporting community aspirations on the big challenges we face as an area and how that plugs into those of other parts of East Lothian and Scotland. It's our opportunity for community-led change.

In this initial survey we are keen to get your views on what you want to see for the future. It is all about what change you do want to see up to 10 years from now. It's also dynamic & we may follow up to update people's thoughts and feelings in the future.

Once completed the LPP will be submitted to East Lothian Council and, if accepted, ELC are required to consider views expressed in the LPP against other factors in arriving at future development decisions.

Pencaitland & District Community Council Map



HOUSING

East Lothian Council has already allocated the majority of land to meeting 2030 housing targets. Of the amount remaining, if some of that new housing were to be located in the Community Council area it would be helpful to provide a set of parameters to guide new development.

1. Which of the following are important to you (tick all that apply):

Tick all that apply.

- ☐ All housing located on a single large development site
☐ Several smaller development sites in Pencaitland and surrounding villages
☐ Mostly larger housing (3+ bedrooms)
☐ Mostly smaller housing (1 to 2 bedrooms)
☐ A mix of house sizes
☐ Provision of affordable housing for those on lower incomes
☐ Provision of public sector housing for rent
☐ Provision of sheltered housing
☐ Provision of workshop homes
☐ Provision of self-build plots
☐ Provision of green spaces on the development site(s)
☐ Areas devoted to biodiversity within housing developments?

2. Are there things you feel ought to be included in housing developments? (e.g. hedgerows creating biodiversity corridors and protection from neighbouring roads).

3. Do you expect to be residing in the area in 2035?

Mark only one oval.

- ☐ Yes
☐ No
☐ Maybe

4. If 'Yes', what type of accommodation do you hope to be living in by 2035? Please select one option.

Tick all that apply.

| | Large family home (4/5 bedroom) | Small family home 2/3 bedroom | Small home/apartment (1 bedroom) |
|--|---|---|--|
| Owner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Housing association tenant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Local authority tenant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Private tenant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Living with family or friends | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sheltered housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Residential care home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

COMMUNITY FACILITIES, SPORTS + LEISURE ACTIVITIES

Pencaitland & District has a number of parks, walks (Pencaitland Railway Path, playing facilities, Pencaitland Park football field, Winton Estate path network) and a number of children's play areas including Glenkinchie and New Winton. We now want your views on these amenities.

5. How good are the spaces and opportunities for play, sport and recreation in this area?

Mark only one oval.

1 2 3 4 5 6 7
Not ☐ ☐ ☐ ☐ ☐ ☐ ☐ Very good

6. If there was a facility that would make a difference to you and that you would use regularly, what would it be? Pick all that apply.

Tick all that apply.

| | Select all that apply |
|---|-----------------------------|
| Improved sporting facilities/pavilion | <input type="checkbox"/> |
| More dedicated cycling paths | <input type="checkbox"/> |
| More walking routes | <input type="checkbox"/> |
| Badminton/Tennis (in or outdoor) | <input type="checkbox"/> |
| Community allotments | <input type="checkbox"/> |
| Other | <input type="checkbox"/> |

7. If you selected 'other' in the last question what would you like to see and where in the ward?

LOCAL TRAVEL

8. How easy is it to travel in and around our area to access shops, your friends and your leisure activities?

Mark only one oval.

1 2 3 4 5 6 7
Very ☐ ☐ ☐ ☐ ☐ ☐ ☐ Very easy

9. Do you have regular access to a car?

Mark only one oval.

- ☐ Yes, my own
☐ Yes, can borrow one when needed
☐ No

10. Are more measures needed to reduce the speed of traffic?

Mark only one oval.

- ☐ Yes
☐ No

11. If you answered Yes above please say where you'd like to see these?

12. Are the number of electric car charging points sufficient?

Mark only one oval.

- ☐ Yes
☐ No

13. If you answered no to the above where should additional charging points be located?

14. Are increased/improved bus services required?

Mark only one oval.

- ☐ Yes
☐ No

15. If you answered Yes above where would you like a bus service to go in terms of other settlements/destinations?

16. Are more off-road walking and cycling routes required, either for recreation or active travel purposes?

Mark only one oval.

- ☐ Yes
☐ No

17. If you answered Yes above where would you like to see these?

18. Are increased disabled parking spaces required?

Mark only one oval.

- ☐ Yes
☐ No

19. If you answered Yes above where would you like these spaces located?

EMPLOYMENT & WORK LIFE

Local needs have rapidly evolved as we have seen a move towards much greater home working.

20. What would make your working life easier, particularly if you now work from home or have hybrid working arrangements?

LOCAL ECONOMY & BUSINESS

21. Do you have suggestions for increasing the range of shops available in Pencaitland & District?

22. If you already run a local business, what would benefit you in terms of developing your business?

HEALTH + WELLBEING

Would you like to see land allocated for a GP surgery, Dental or pharmacy services, subject to an NHS interest in developing such a service? Whilst we can consider setting aside space for such services as a community it is for other authorities or the private sector to provide.

23. Would you like to see land allocated for a GP surgery?

Mark only one oval.

- ☐ Yes
☐ No

24. Would you like to see land allocated for a Dental surgery?

Mark only one oval.

- ☐ Yes
☐ No

25. Would you like to see land allocated for a Pharmacy?

Mark only one oval.

- ☐ Yes
☐ No

ENVIRONMENT + SUSTAINABLE LIVING

The Scottish Government and East Lothian Council have stated a commitment to minimising climate change. This affects all our lives - how we travel, how we use energy, what we eat, the products we buy and whether we reduce, recycle or reuse the things we use.

26. Are you interested in seeing locally developed community-led renewables initiatives?

Mark only one oval per row.

| | Yes | No | Maybe |
|--------------------------|-----------------------|-----------------------|-----------------------|
| Wind turbines | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| Solar array (P/V panels) | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

27. Would you like to see an extension in local nature networks developed throughout the area, such as wildflower verges and the management/improvement of greenspaces for biodiversity?

Mark only one oval.

☐ Yes
☐ No
☐ Don't Know

CHANGES

A Local Development Plan can last for up to 10 years between Local Authority updates. What three changes would you like to see in this area over the next 10 years you'd like included in a Local Place Plan to inform that process?

28. Change One

29. Change Two

30. Change Three

ALMOST THERE!

31. Can we ask your age? This will help us understand variations in people's answers.

Mark only one oval.

☐ 5 - 11
☐ 12 - 17
☐ 18 - 24
☐ 25 - 34
☐ 35 - 44
☐ 45 - 54
☐ 55 - 64
☐ 65 - 74
☐ 75+
☐ Prefer not to say

32. Please tell us which area you live in?

Mark only one oval.

☐ Wester Pencaitland
☐ Easter Pencaitland
☐ Boggs Holdings
☐ New Winton
☐ Penstonbank/Glenkinchie
☐ Elsewhere within Pencaitland & District

33. If there is anything else that you think we should include in a community plan for the next 10 years, let us know here!

WHAT NOW?

DO NOT FORGET -- to complete the survey hit the 'SUBMIT' button.

We will put all the answers together and seek to use the information gathered as the potential basis for our own community's Local Place Plan that meets, or allows for, as many of the aspirations expressed as possible. Look out for updates on our usual Facebook pages and groups.

If you want to contact us, email: chair@pencaitland.org

**Pencaitland & District
Local Place Plan
2025 – 2035**

Appendix 2
Consultation Report
29 July 2024

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**REPORT OF CONSULTATION COMMENTS
and LOCAL PLACE PLAN Amendments
29 July 2024**

CONTENTS

- 1 INTRODUCTION**
- 2 SUMMARY OF RESPONSES RECEIVED**
- 3 ANALYSIS OF RESPONSES**
- 4 CONCLUSION**
- ANNEX**
 - Information Notices
 - BCA Contribution

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1. INTRODUCTION

This document is **Appendix 2** of the **Local Place Plan** (LPP) produced by Pencaitland & District Community Council (P&DCC). It provides analysis and commentary of all comments received from residents of the area during the public consultation period for the LPP from May – June 2024.

The LPP was prepared by Pencaitland & District Community Council (P&DCC) in accordance with the appropriate Planning Legislation¹ over the period from May 2023 to May 2024.

The Draft LPP was issued for Public Consultation on 14 May 2024, seeking comments and feedback from the general population of the area on the contents and proposals in the Plan. Simultaneously, a copy of the draft proposed plan was submitted to the East Lothian Council Department of Planning and Building Standards for information and initial comment.

As required by Regulation 4 of the LPP Regulations², on Wednesday 29 May 2024 an **Information Notice** together with a copy of the Draft LPP and Appendix 1 was sent to each East Lothian Local Authority Councillor for the LPP area, and to each of the Community Councils that adjoin the LPP area.

These Information Notices are reproduced in the Annex at the end of this document.

The closing date for the consultation period, Wednesday 26 June 2024, was set at 28 days from the issue of the formal Information Notice.

Before the end of the consultation period, email responses on a range of topics were received from a total of 63 residents within the P&DCC Area.

This **Appendix 2** is to be read in conjunction with the **LPP** and **Appendix 1**; it provides details of all responses received, together with analysis, comments and the consequent changes that have been made to the Draft LPP prior to it being finalised.

¹ [Town and Country Planning \(Scotland\) Act 1997](#)

² [The Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#)

2. RESPONSES RECEIVED

The publication of the Draft LPP for public consultation occurred 14 May 2024. As required by the Regulations, a formal transmission of the Draft LPP to the local Councillors representing P&DCC and to all neighbouring Community Councils occurred on 29 May 2024. The end of the 28-day consultation period was thus established as Wednesday 26 June 2024.

No formal responses to the Draft LPP were received from the four East Lothian Councillors representing Ward 5, which covers the P&DCC area. Of the six neighbouring Community Councils, only one, Tynewater CC in Midlothian, sent an acknowledgement and congratulations on the production of an LPP.

Over the consultation period, 21 people made email comments on the LPP. In addition, The Boggs Community Association (BCA) provided a considered response signed by a further 41 people. All emails were acknowledged, and each response was recorded and given a reference number. One further response was received after the formal end date for the consultation, and this has also been included. In total, therefore, the views and responses of 63 people have been considered. From the tenor of the replies, it can be inferred that many of these 63 respondents were previously unaware of the LPP and the survey and public meetings that preceded its production; we are pleased that the consultation process has thereby increased our engagement with the community.

In addition to the responses received from the local residents, the Planning & Building Standards Department of the East Lothian Council sent informal comments on the Draft LPP.

Although each of the respondents expressed a range of views and made comment on different aspects of the Draft LPP Proposals, some overlap in the themes naturally occurred. Some comments were of a general nature, but most respondents focussed on the geographical areas that most concerned them – Boggs Holdings, Beech Terrace in Pencaitland, and New Winton. Analysis has thus been classified into the following five areas (numbers in brackets denote the number of people who responded):

- General (3)
- Boggs Holdings (41)
- Beech Terrace, Pencaitland (6)
- New Winton (13)
- East Lothian Council observations

3. ANALYSIS

Of the 33 emails received, all the substantive issues raised have been considered, and a description and analysis of each is provided below, with relevant action points.

Care has been taken to avoid identification of individual respondents, so no verbatim responses are reproduced here. Instead, we have edited each response to record the salient issues in each; the common themes are identified, described, and analysed in the tables following.

Each response has been analysed to assess how the comments or changes suggested by respondents are likely to impact on the draft plan. The tables summarise each response, and the 'Action' column records the amendments (or otherwise as the case may be) that have been made to the final LPP.

At the end of each section, we have given a summary of the issues and our conclusions and actions.

3.1 General Responses

A number of respondents made general comments and suggestions.

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|--|--------------------------------|
| A comment taking issue with one paragraph in Appendix 1, where an interpretation of the survey evidence was perceived to be opinion rather than a factual account. | Wording modified in Appendix 1 |
| Notes a lack of commentary in the draft LPP about local economic development. Suggestions the possible provision of small commercial or light industrial units, suitable for e.g. a bakery, metal fabrication shop or similar with aims to build the local economy, create jobs and reduce the number of people having to drive to work. | LPP wording amended |
| A suggestion promoting the possible advantages of further retail or a business hub at the east end of the village. | Already included in LPP |
| Stresses that too much development would irretrievably alter the existing character of the village. | LPP wording amended |

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|---|---|
| Accepting that the aspirations for development outlined in the LPP are worthy, cautions that further development will destroy the nature of the village. | LPP wording amended |
| Notes that extensive housing development in East Lothian over the past decade has increased traffic dramatically. | LPP wording amended |
| Suggests future development at Easter Pencaitland, referring to the field east of the B6355 as a site that the EL Council had previously 'earmarked'. | There is no mention of the area east of the B6355 in the current East Lothian Local Development Plan (2018). The respondent may be referring to Site TT14 (west of the B6355) which is in the current development plan, in Council ownership. Draft LPP proposes that part of site TT14 be given over to community uses. |
| Three respondents noted that the level of public engagement was low; one viewed the Public Consultation as insufficient to capture representative views, and another questioned the adequacy of publicity for the survey and public meetings, noting that less than 10% of the population responded. The third contrasted the low response in favour of development in the survey with public meeting outcomes. | Appendix 1 edited to provide more detail of the engagement process. |

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|--|--------------------------------------|
| Respondent considered that resourcing GP Surgery/Pharmacy isn't currently possible due to lack of funding, insufficient GPs, etc | Funding is not a planning issue. |
| Agrees with aim for new housing to come with adequate green space. | Already included in LPP. |
| Welcomes Community Hub/GP Surgery, questions feasibility e.g. funding, lack of GPs, etc. | Resource issues not relevant to LPP. |

3.2 Responses relating to Boggs Holdings

On publication of the Draft LPP, there was an initial email response from a concerned resident, and informal discussion was held with the Boggs Community Association (BCA) to address some specific concerns and provide additional information about the LPP development process.

A special meeting of Boggs residents was arranged by the BCA, at which members of the LPP Steering Group were able to address people's matters of concern, explain our methodology during the preparation of the Draft LPP, and provide answers to questions.

The following comments provide a summary of emails received and the output from the BCA meeting, which provides the considered views of the Boggs residents.

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|---|--------------------------------------|
| Concerns were expressed that the draft LPP wording "small scale developments" and "redevelopment of redundant buildings" could be misinterpreted as favouring wider development generally. Additionally, concerns were noted that this could favour a current Planning Application for a 'Glamping Pods' development. | LPP wording amended |
| Appendix 1 records the views expressed at the Public Consultation events and through the survey. One of the comments in that document relates to "more business buildings in the Boggs" (Appendix 1, page 26). Concern was expressed that this comment | Explanatory note added to Appendix 1 |

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|--|---|
| could be construed as providing blanket support for all commercial proposals for the Boggs. | |
| <p>In the days following the meeting, a collective response from the Boggs Community Association was drawn up. This takes the form of a short paper, received 10 June 2024; it provides several relevant observations, and suggestions for inclusion in the LPP either as additional proposals or additions to the text.</p> <p>The document is reproduced in full in the Annex at the end of this Appendix 2.</p> <p>The BCA initiatives proposed are itemised below:</p> | <p>All items proposed are accepted for inclusion in the LPP.</p> <p>Appropriate additions and revisions have been made throughout the LPP to incorporate these proposals.</p> |
| <ul style="list-style-type: none"> • An enlarged car park at the Community Hall to improve safety for Hall users and installation of charging points for EVs. | |
| <ul style="list-style-type: none"> • At the Boggs Community Hall, installation of PV panels on the roof and battery storage to reduce running costs of the Hall. | |
| <ul style="list-style-type: none"> • Small scale renewables development at appropriate locations within the Holdings. | |
| <ul style="list-style-type: none"> • A 20 MPH speed limit on the East West U120 through the Holdings to improve road safety for all road users. | |
| <ul style="list-style-type: none"> • Improved drainage of the lands of the Holdings (to cope with climate change). | |
| <ul style="list-style-type: none"> • Tree planting and re-wilding to aid biodiversity and provide shelter for exposed fields. | |
| <ul style="list-style-type: none"> • Improvements to the existing footpath from the Community Hall via Winton Woods to Pencaitland. (suitable for push chairs, prams, wheelchairs, and cycles). | |

3.3 Responses relating to Beech Terrace

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|---|---|
| <p>Of the six responses relating to Beech Terrace, five respondents made specific reference to the Conservation Area status of the village, the northwestern part of which includes all the open field to the north of Beech Terrace.</p> <p>Each respondent questions whether Conservation Area status is compatible with a new housing development to the north of Beech Terrace.</p> | <p>Noted that sympathetic development is compatible with Conservation Area status. LPP wording altered, and housing proposal removed.</p> |
| <p>Respondent notes that the possible road realignment and residents' parking proposal is unfunded.</p> | <p>Funding is not a Planning issue.</p> |
| <p>Notes that speeding above 20 mph in both directions along Beech Terrace to the village is almost universal, the only constraint being residents' parked cars.</p> | <p>LPP wording amended</p> |
| <p>Notes that Beech Terrace housing is currently vulnerable to flooding from field water run-off.</p> | <p>Drainage would be a key factor in a development proposal. Noted in LPP.</p> |

3.4 Responses relating to New Winton

Fourteen residents of New Winton made comments; the same issues were raised in several of the responses. All the matters raised have been analysed and the responses have been quantified. The issues raised and the analysis and commentary are tabulated below.

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|--|--|
| <p>Hall Car Park Proposal</p> | <p>No clear consensus on hall car park</p> |

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|--|---|
| <p>The proposal for a car park at the field to the southeast of the village (Proposal 10, Draft LPP) to serve the needs of visitors to the village hall was commented upon by most respondents.</p> <ul style="list-style-type: none"> • Five people expressly supported the provision of a car park at this location. • Five further responses were nuanced, expressing broad support for a car park for the hall, but not necessarily at this location. • Three respondents were expressly against Proposal 10, and a view against a car park was inferred from one other respondent. <p>In summary, therefore, five respondents were in favour of Proposal 10, and four were against provision of a car park. A further five favoured a car park, but not at this location.</p> <p>Suggestions for alternate parking locations were varied; four people suggested using the edge of the village green, either through re-positioning flower beds and creating roadside spaces, or by using the perimeter of the village green for car parking i.e. cutting into the village green; two people suggested using the field to the southwest, rather than the SE field indicated on the draft LPP; and a further two people suggested using the area beside the Buxley Road junction (The Brig) as a suitable parking area.</p> <ul style="list-style-type: none"> • Four people were concerned about the potential adverse effect on the immediate neighbours of the proposed car park site. • Two respondents expressed concerns about potential light pollution. • Five responses referred to a lack of information about the Car Park proposal. | <p>location emerges from the comments received; accordingly, Proposal 10 in the Draft LPP has been amended to remove the location suggestion and modify the wording to include this as a future aspiration.</p> |
| <p>The inclusion of charging points for electric vehicles was supported by two respondents and thought to be unnecessary by four.</p> | <p>LPP amended; noted that visitors are the probable users.</p> |
| <p>The village's status as a Conservation Area was noted by two respondents.</p> | <p>Note added to LPP.</p> |

| <i>Description of Issue, analysis, and comment</i> | <i>Action</i> |
|---|--|
| A further comment was made that development would conflict with the green objectives we state in the Draft LPP. | |
| <p>Road Safety</p> <ul style="list-style-type: none"> Concerns about traffic speeding, or requesting a speed limit reduction to 20 mph, were noted by four people. One respondent suggested a pedestrian crossing was necessary. Two responses suggested road markings to control parking, and as chicanes to reduce speeding. Noted that vegetation growth impedes sightlines, and at the Buxley Road Junction in particular. Two people suggested that a footpath through the village was necessary. Five respondents expressed general concerns about road safety. | <p>Note added to LPP.</p> <p>This agrees with other comments from Public Meetings, and the LPP modified accordingly.</p> |
| Two respondents expressed concerns about the play park, noting inadequacy of fencing, and the need for equipment upgrading. | Subsequent to consultation, ELC has fenced the playpark and renovated all the equipment. |
| A suggestion that bus services be re-routed through New Winton to provide connectivity that is currently non-existent. | LPP wording amended |

3.5 Response received from East Lothian Council

The formal issue of the Consultation Draft LPP and Appendix 1 was sent to East Lothian Council 14 May 2024. Their informal response is reproduced verbatim below, with our commentary following, using the same item numbering.



Phil Summerfield <philsummerfield@pencaitland.org>

Local Place Plan

Local Place Plans <lpps@eastlothian.gov.uk>

13 June 2024 at 11:05

To: Phil Summerfield <philsummerfield@pencaitland.org>

Dear Phil,

Thank you for your draft LPP. It is a really good example of an LPP and has a strong policy thread running throughout. Some minor feedback:

1. The reference to no large-scale homes/large sites preference for small scale development of starter home. Need to watch as this can actually result in higher densities.
2. 8/9 - Proposal of land however this is privately owned land so would have to work out how to take forward.
3. Small local improvement within the town could also be looked at e.g., establishing existing desire lines?
4. Some existing known difficulties with the bigger proposals e.g. Tyne to Haddington great idea but landowners are not on board.
5. Could be more about resilience and a significant chance of flooding. What resilience measures could be included and where? Consider nature based solutions.
6. Land to the north, Redmains, could be opportunity for solar and nature based solutions here.

I have attached a validation check list. The majority of the requirements have been met at this stage already. Good luck with your finalised plan.

Kind Regards,

| | <i>Response to ELC Comment</i> | <i>Action</i> |
|---|--|------------------|
| 1 | The possibility of smaller developments being at a higher density is recognised, but this may be considered acceptable for more affordable, smaller housing or starter homes. The potential for attractive low-rise flatted developments exists. | No change to LPP |

| | <i>Response to ELC Comment</i> | <i>Action</i> |
|---|---|---|
| 2 | It is considered that the fact that land is privately owned is not relevant to the LPP, which is a statement of community aspirations for future development. The existing East Lothian Council LDP has designated many privately owned sites as part of the Housing Land Allocation, e.g. the Woodhall Road gap site (TT12 in the LDP) in Wester Pencaitland. This is one way in which landowners begin to consider other uses for their land. | No change to LPP |
| 3 | Assuming that this refers to footpaths within the village, no clear wishes emerged from the survey and public meetings; subsequent discussions with the Boggs community have highlighted a need for improvement of the existing path from Boggs Hall through Winton Hill woodland and down to the village through Winton estate. The narrow section of footpath opposite the Church is constrained in terms of what can be done. | Boggs connecting footpath added to LPP |
| 4 | The proposal for a Tyne footpath to Haddington is legitimately part of the LPP; whilst this is not something within the power of the P&DCC to initiate. This is included to signal to the Local Authority what people have asked for. East Lothian Council has the power to respond to Community aspirations and bring landowners together to initiate development. | LPP modified to include ELC and Landowners as prime movers. |
| 5 | This is a relevant point. Resilience and flood risk is capable of being expanded in the LPP, and the plan has been amended accordingly. | LPP amended to include. |
| 6 | Another good point, to be included in the plan; noted that the land at Redmains is in private ownership. (cf. 2 above). | LPP amended to include. |

4. CONCLUSION

The Steering Group was gratified to receive all the comments dealing with the Proposals in the Consultation Draft of the LPP and pleased also that we have been able to engage further with residents of the P&DCC area, some of whom perhaps had previously been unaware of the survey and public engagement events on which it is based. This is the first time P&DCC have embarked on such a wide ranging and complex exercise. We are grateful to those who have engaged and pleased to see the range of views expressed.

All of the suggestions and comments received have been carefully considered, and many have resulted in additions and textual amendments to the LPP.

Several respondents praised the plan in general, and recognised the work that has been done to bring the plan to final publication and submission to East Lothian Council for registration.


It is intended that the P&DCC LPP is a live document, and we now have a framework that is capable of review and adaptation to accommodate the changing requirements of the area in the future.

It is proposed that we assess the requirement for review as and when conditions require it, probably in 5 years' time, but definitely in time to feed into the next iteration of the Council's Local Development Plan.

ANNEX

This Annex contains two items:

1. The **Information Notice** sent 29 May 2024 to each East Lothian Local Authority Councillor for the LPP area, and to each of the Community Councils that adjoin the LPP area. (2 Pages)
2. The **Boggs Community Association** contribution received 10 June 2024 (3 Pages).



**PENCAITLAND
COMMUNITY**

Phil Summerfield <philsummerfield@pencaitland.org>

Pencaitland & District Community Council - Local Place Plan

1 message

Phil Summerfield <philsummerfield@pencaitland.org>
 To: "Trotter, Tom" <ttrotter@eastlothian.gov.uk>, Shamin Akhtar <sakhtar@eastlothian.gov.uk>, George McGuire <gmcguire@eastlothian.gov.uk>, John McMillan <jmcmillan@eastlothian.gov.uk>
 Cc: Pencaitland Community Council <pcc@pencaitland.org>

29 May 2024 at 12:12

Dear Councillors,

I am contacting you on behalf of Pencaitland and District Community Council. We have prepared a draft Local Place Plan for the Community Council area, involving community engagement over the period from September 2023.

The draft [Pencaitland and District Local Place Plan](#) was published online for public consultation 14 May 2024, together with its supporting document, [Appendix 1](#) that provides the results of the Public Consultation survey and Public Meetings which took place over the period September 2023 to January 2024. Both of these Documents are available online, and can be downloaded or [viewed here](#).

Please share these links around your local networks in Pencaitland and District and encourage people to examine and respond.

We are legally required to send the information below (in compliance with Regulation 4 of the [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#)) to each local authority Councillor for our Community Council. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

- 1. Proposed Local Place Plan**
 - a. The two documents in the draft Plan and its associated Appendix 1 are available online and can be downloaded as PDFs [here](#).
- 2. Brief description of the content and purpose of the proposed Local Plan**
 - a. In addition to the village of Pencaitland, the Plan covers the entire area of the Community Council within East Lothian. This area includes the settlements of New Winton, Boggs Holdings, and Glenkinchie as well as all the outlying farms from Wolfstar in the west to Jerusalem in the east and extending south to Peaston.
 - b. The primary purpose of the Plan is to provide an up-to-date statement of the current issues we face and our community's aspirations for the next 10 years, to help public bodies, landowners, businesses, and funders consider how they can best support positive change in the area.
 - c. There are 37 action themes which have emerged from our extensive public engagement over the period from September 2023 to date.
 - d. The purpose of the Local Place Plan is to set out the results of our local engagement in defining the aspirations of the residents for future development in the area, and to influence planning policy and other public, private and community sector services and investment.
- 3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made.**
 - a. If you have comments on the attached proposed Local Place Plan, please email them to Pencaitland Community Council chair@pencaitland.org.
 - b. The deadline for comments is **Wednesday 26 June 2024**.

Similar Information Notices have been sent to our adjoining Community Councils as required by the Local Place Plan Regulations.

In East Lothian:


- Haddington and District
- Humble, East and West Saltoun and Bolton
- Ormiston
- Tranent and Elphinstone
- Macmerry and Gladsmuir

In Midlothian:

- Tynewater

Phil Summerfield
Pencaitland Community Council

Note: email addresses redacted where required to protect individuals' identities.



Phil Summerfield <philsummerfield@pencaitland.org>

Pencaitland & District Community Council - Local Place Plan
3 messages

Phil Summerfield <philsummerfield@pencaitland.org> 29 May 2024 at 12:33
 To: [redacted]@gmail.com" <[redacted]@gmail.com>, tecc.secretary@aol.co.uk, "all@haddingtoncc.org.uk" <all@haddingtoncc.org.uk>, "humbiesaltounbolton.chair@gmail.com" <humbiesaltounbolton.chair@gmail.com>, "macgladcc9@hotmail.com" <macgladcc9@hotmail.com>, "tccsecretary2020@gmail.com" <tccsecretary2020@gmail.com>
 Cc: Pencaitland Community Council <pcc@pencaitland.org>

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Please do share these links around your local networks in Pencaitland and District and encourage people to examine and respond.

We are legally required to send the information below (in compliance with Regulation 4 of the [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#)) to each of the Community Councils bordering our own. This email constitutes the 'Information Notice' to neighbouring Community Councils required by those Regulations.

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- 2. Brief description of the content and purpose of the proposed Local Plan**
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- Ormiston
- Tranent and Elphinstone
- Macmerry and Gladsmuir

In Midlothian:

- Tynewater

Phil Summerfield
Pencaitland Community Council

Overleaf: BCA Response received 10 June 2024.

Boggs Community Association response to the P&DCC LPP

This short document records the views of residents of Boggs Holdings, following an open meeting (May 21st 2024) and a wider exchange by email and is the Boggs Community contribution to the Local Place Plan .

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Boggs Holdings

Boggs Holdings is the best surviving example of Smallholdings created in Scotland in the 1920s /30s to alleviate unemployment in the post World War 1 period of economic depression. It was part of a bold scheme initiated by Government, to provide homes and land to rent, sufficient to support families and create an agricultural community with mutual cooperation.

As evidence of the unique importance of Boggs Holdings, a place which deserves continued and enhanced protection against inappropriate development in the planning process, we draw attention to the following:

- **Boggs Holdings** is cited as **the** example of 20th Century Holdings in the **Historic Land-Use Assessment** published jointly by the **Royal Commission on the Ancient and Historical Monuments of Scotland /Historic Scotland 2012**.
- In addition to the creation of new smallholdings, several groups of existing stone-built farm workers cottages, including those at New Town west of the main road were also incorporated. The original Boggs Farmhouse whose land was divided up remains at the heart of the smallholdings. All the land and property at that time within which Boggs Holdings developed, was owned by Winton Estate, centred around Winton Castle, a Category 'A' Listed Building set in a Designed Landscape. Winton Estate made land available in 1956 for a village Hall for the Boggs Holdings community. The Hall was a former wartime airfield building, and is still in use as the Boggs Community Hall.
- Whilst the agricultural activities at Boggs have evolved and thrived over time, the unique pattern of small fields and concentrated and dispersed buildings is immediately apparent. This is in contrast to other smallholdings created throughout Scotland in the same period most of which have been substantially eroded and redeveloped.
- There is **no** other example in Scotland of smallholdings of the period where all of the above factors come together to create what is a special and treasured environment by those who live and work in Boggs Holdings.

The unique significance of the smallholdings created at Boggs is recognised, but has not yet we suggest, received the full attention and protection from inappropriate development it deserves in the Local Development Plan. Boggs Holdings is a 'living' example of this important element of local social and agricultural history, not just in East Lothian but also in Scotland.

The Boggs Holdings community adopts the following **Objectives** for its area in the revision of the Local Development Plan.

Preserve Agricultural Land: Protect the integrity of prime quality agricultural fields to support local farming and food production.

Maintain Open Spaces and safeguard the character of Boggs Holdings: Ensure the conservation of natural landscapes, including equestrian fields, woodland, hedgerows and open spaces, to encourage biodiversity.

Residential Areas: Protect rural residents from adverse impacts of urbanisation / commercial development and redevelopment, to ensure their quality of life and community wellbeing.

The Boggs Community continues to support the long-established 'presumption' against new housing in any location within Boggs Holdings.

Support small-scale agriculture-based business development of existing holdings: Whilst maintaining the integrity and character of the area and existing businesses but not harmful to amenity (by way of excessive odour, noise, privacy impact, or unacceptable increases in traffic on single track roads).

.....

The Boggs Community sees merit in the following **initiatives** being explored (in no particular order of priority).

- An enlarged car Park at the Community Hall to improve safety for Hall users and installation of charging points for EVs.
- At the Boggs Community Hall, installation of PV panels on the roof and Battery storage to reduce running costs of the Hall.
- Small scale Renewables development at appropriate locations within the Holdings.
- A 20 MPH speed limit on the East West U120 through the Holdings to improve road safety for all road users.

- Improved drainage of the lands of the Holdings (to cope with climate change).
- Tree planting and re-wilding to aid biodiversity and provide shelter for exposed fields.
- Improvements to the existing footpath from the Community Hall via Winton Woods to Pencaitland. (suitable for push chairs, prams, wheelchairs and cycles).

.....

This document is endorsed June 4th 2024 by the following Residents of Boggs Holdings:

[Redacted list of residents' names and addresses]

LPP Editor's Note:

Names and addresses have been redacted to protect individuals' identities.

The Document is endorsed by 41 individuals, from 25 households.

(The Boggs Community comprises 67 residential addresses.)