



**HERDMANFLAT
MASTERPLAN**
MEETING OUR CHANGING NEEDS

Appendix 10.6
Pre-Application
Consultation Report
November 2023



DETAILED REPORT ON COMMUNITY CONSULTATION FEEDBACK

NOVEMBER 2023



East Lothian Council

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1.0 Introduction

East Lothian Council is proposing to redevelop the former Herdmanflat Hospital to support its Affordable Housing Supply Programme.

As part of ongoing pre planning application investigations, the Council offered the general public an opportunity to provide feedback on its proposals to create a development framework for the site. The development framework will take the form of a Masterplan that sets out the principles that future housing development on the site must follow.

The principal objective of the consultation was to canvas opinion from the public regarding concerns surrounding the site's development for housing and to use the feedback to shape the development of the Masterplan more meaningfully.

The consultation was specific to the Council's proposal to redevelop the site for housing and did not request suggestions for alternative uses of the site.

This report provides an interim update on the methodology and extent of the consultation process and a summary of some of the feedback received, and how the Council is responding to feedback. A full consultation report containing a detailed analysis of feedback and the steps taken by the council to address community concerns will be submitted with any future application for planning permission in principle.

2.0 Background to Consultation

East Lothian Council purchased the former Herdmanflat Hospital from NHS Lothian in 2020. The Council is proposing to redevelop the former hospital buildings and the grounds to provide low density affordable housing for older people. The redevelopment will form part of the Council's Affordable Housing Supply Programme.

East Lothian has one of the largest growing and ageing populations in Scotland. The over 65 population increased by 28% between 2011 and 2021. This is 8% above the Scottish average. This statistic highlights starkly the pressing need for additional affordable housing stock in East Lothian to meet the needs of older people now and in the future that supports independent living and promotes health and wellbeing through Healthy Active Living¹.

On the 31st of May 2023, the Scottish Government published its Dementia Strategy for Scotland – **“Dementia in Scotland, Everyone’s Story”** ^[OBJ.]. This up to the minute strategy provides further strong evidence of national policy encouraging and promoting the delivery of suitable housing and environments that can support those living with dementia at the different stages of ageing.

The Council is committed to seeking to reinforce the wider health and wellbeing benefits of the housing proposed at Herdmanflat through further rounds of consultation and confirms its earlier commitment to carry this out as the detail of the proposed housing at Herdmanflat is developed.

¹ <https://www.healthscotland.scot/population-groups/older-people>

2.1 Tightening the Definition of “Older People”

Following feedback from the public the Council has reviewed the many different definitions of “Older People” that exist and is now considering revising the previous use of “Over 55’s” and changing this to “Over 50”. It is felt that Over 50 might better describe the demographic that the Council envisages would benefit from the housing it is proposing to build at Herdmanflat and the reasons for considering this lowering of age are as follows.

The UK Governments **National Service Framework for Older People (2001 and applying to England)** ⁽¹⁰⁾, categorised old age into three groups:

1. **Entering old age:** People from 50 to the official retirement age who have completed their career. They are supposed active and independent, and many remain so into late old age.
2. **Transitional phase:** A group in transition between healthy, active life and frailty, often occurring in the seventh or eighth decades, but can occur at any stage.
3. **Frail older people:** A vulnerable group due to health problems e.g., stroke or dementia, social care needs or a combination of both. Frailty often experienced in late old age, so services people should be designed with their needs in mind.

there are several reasons that this categorisation would appear the most appropriate for Herdmanflat.

1. It aligns with older people being defined as being over 50 for the purpose of the Scottish Governments **“A Fairer Scotland for Older People: framework for action (2019)”** ⁽¹¹⁾. Over 50 was chosen in this instance to emphasise the breadth of diversity in the older population – reflecting a period of life that can span 50 years or more.
2. It aligns with feedback on ageing received through recently completed East Lothian consultations surrounding older people, with specific reference to the Local Housing Strategy and “Planning for an Ageing Population. (Both referred to later in this report)
3. It aligns with the Councils desire to provide flexible general needs housing for older people and reflects the fact that people age differently and might require different support at different times.
4. It acknowledges the diversity of the different stages of the ageing process, i.e., older people may be in work or retirement, single, married, separated, or widowed, living alone or with a partner and be with or without children or grandchildren.
5. It acknowledges that housing options require to consider an individual’s needs at different stages of life, and a need to provide accommodation that supports ageing in place and limits the need to have to move as their circumstances change.

The Council’s Housing Strategy & Development Team will consult and canvas public views on the proposal to redefine its description of “Older People” (in relation to housing at Herdmanflat) as part of future Herdmanflat related consultations.

3.0 Herdmanflat Hospital – Planning Status

The redevelopment of Herdmanflat Hospital for housing has been contemplated for many years but was understandably tied to ongoing NHS healthcare provision provided on the site.

NHS Lothian submitted its first planning application for housing in 2001. An outline planning consent for housing within the grounds was officially granted in 2007. The consent covered the redevelopment of the southern part of the grounds, including the site of the former Hopetoun Unit which was demolished in 2007. The continued use of the site by the NHS until the opening and completion of the new Community Hospital in 2020 meant the outline consent could not be delivered in the timescales originally anticipated.

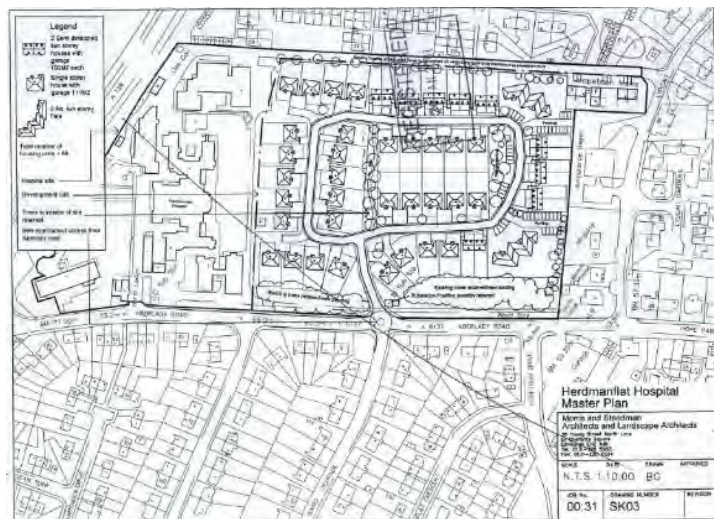


Figure 1 Extract from 2001 outline planning application (granted 2007)

NHS Lothian submitted A Proposal for Application Notice to East Lothian Council in 2009 referencing redevelopment of the former Hopetoun Unit as a new Community Hospital as part of its evaluation process for the location of a new Community Hospital in Haddington. The new hospital was eventually built at the former Roodlands Hospital along the road. The 2009 application reinforces NHS Lothian’s inability to implement the previous housing consent until the location of future service provision had been determined.

The East Lothian **Proposed Local Development Plan (2016)** highlighted NHS Lothian’s aspiration to modernise healthcare in East Lothian and its plans to move services from Herdmanflat to a New East Lothian Community Hospital.

The Haddington Spatial Strategy within the same Plan noted: *“The redevelopment of the site of Herdmanflat Hospital and former Hopetoun Unit for housing would also be supported if these previously developed sites become surplus to NHS requirements during the life of this Plan.”* This acceptance of the principle of new housing on the site remained unchanged when the East Lothian Local Development Plan (LDP1) was eventually adopted in 2018.

Now that the site is no longer a working Hospital the Council can take forward the housing proposals



Figure 2 Extract from Outline Planning Application (Granted 2007)

outlined in LDP1. The gap between the original outline planning application submitted in 2001 and granted in 2007 and the application proposed in 2023, provides an opportunity to re-address the approach to housing development on site, ensuring it reflects the existing evidence for East Lothian’s housing needs and which also meet future health and wellbeing requirements highlighted in separate recently completed consultations.

4.0 The Masterplan Approach

Much has changed in the twenty years since the original planning application for housing was submitted by NHS Lothian in 2001.

East Lothian population demographics and housing need coupled with the more general health and wellbeing needs of East Lothian residents have changed considerably. National Housing and Health Policy now advocates a shift towards more independent living, providing accessible and liveable places which contribute to the population’s health and wellbeing and a more collaborative approach to deliver public services.

The Council’s preferred approach to developing Herdmanflat is to establish a defined redevelopment framework that balances the sensitive landscape setting and building heritage and the desire to provide continued public access to the grounds. This balance could see East Lothian’s pressing need for affordable, accessible housing linked to a more progressive, localised approach to person centred social care delivery and encourage improved health and wellbeing within the existing community. The framework for redevelopment will be detailed in a Masterplan which will set out key development criteria that future detailed planning applications must adhere to.



Figure 3 2023 site plan showing footprint of former Hopetoun Unit (Demolished) and proposed retained tree scape.

The key criteria to be captured within the Masterplan will be:

1. Protection of trees and increased permeability and pedestrian access arrangements.
2. Agree a sustainable urban drainage strategy that supports enhanced biodiversity on site.
3. Establishing an access and egress, internal roads, and car parking strategy.
4. Establish a strong link with green and active travel and improve linkage to Haddington Town Centre.
5. Identification of suitable locations, density, and height of new build housing.
6. To minimise the impact of development on surrounding neighbours.

5.0 Approach to Consultation

The Council submitted a Proposal for Application Notice (PAN) on the 10th of January 2023 in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and regulations 4-7B of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, as amended.

5.1. Methodology

Developing a clear vision and strategy for Herdmanflat as part of the Council's future Affordable Housing Supply Programme is a key Council priority. The consultation on the initial thinking to support the redevelopment of Herdmanflat ran from the 10th of January 2023 to 10th of April 2023. Key documents including the Consultation Boards displayed at pre organised public meetings, the Landscape and Ecology Report, Tree Survey Report and Commonly asked Questions and Answers were made available for download on the Councils Consultation Hub as the consultation progressed.

Affordable housing for older people planned for Herdmanflat site

10th January

Plans revealed for former Herdmanflat Hospital site

24th January

Haddington: Plans for 140 homes at former Herdmanflat Hospital

3rd February

Haddington: View plans for housing at former Herdmanflat Hospital site

23rd February

Haddington: Petition over housing plans at former Herdmanflat Hospital

6th April

Figure 4 Selection of Local Newspaper Articles Highlighting the Consultation

Engagement was focussed on gauging public opinion on the development principles for the site and no detailed plans were tabled. Public meetings and online surveys were designed to help the Council understand the breadth of feeling across Haddington, but with a particular emphasis on those living immediately next to the site.

The public were informed that the feedback from the consultation would inform the development of the masterplan, and that further consultations would be undertaken once the detail was developed and in advance of future detailed planning applications.

The use of a place-based questionnaire was to ensure that responses were focussed and to act as a prompt on topics that otherwise might not have been thought about. The questionnaire was supported by an extensive “Commonly asked Questions” sheet to help the community with their response.

Engagement opportunities included:

1. A Place based Questionnaire in paper and online format that was designed to collect information on the degree to which people agreed or disagreed how development could support the creation of a successful neighbourhood. The questionnaire provided an opportunity for people to write freely and was not restricted to a choice of defined criteria.
2. An email feedback option for more detailed comments to be provided.
3. Presentations and discussions at relevant meetings and community events
4. An architectural model to provide a sense of scale of future development.

The main stakeholder groups targeted during the consultation period and invited to comment included:

1. Haddington and District Community Council (by email)
2. Local Elected Members
3. Immediate neighbours Living next to the site (through posters and letter drop campaign, social media)
4. People accessing the site regularly for exercise, dog walking (Posters at all entrances, social media)
5. The wider General Public and Haddington population (through newspaper adverts, social media, press articles, posters and dedicated East Lothian Consultation Hub page), local Shops

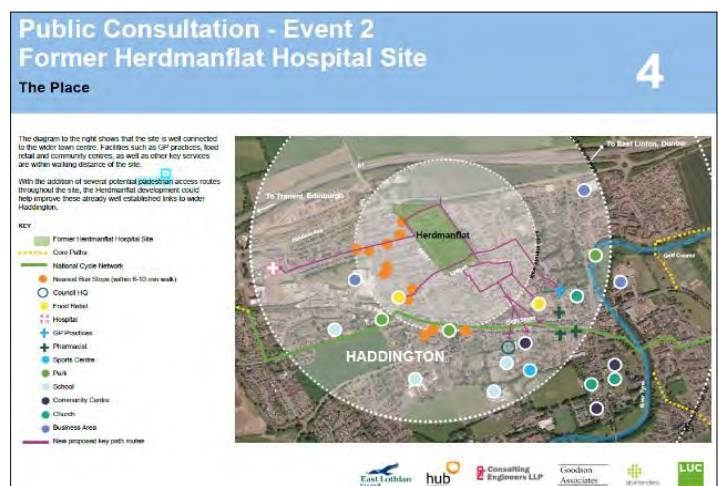


Figure 5 Example of Consultation Event Boards (Shows revised for event 2)

- and Businesses (through Poster campaign, including Tesco, Banks and Post Office, newspaper adverts and social media)
6. Council and NHS service users (through posters in council properties, local library, doctors' surgery, the covid vaccine centre, and social media).

Four face to face public meetings were held with council staff and development team members available at all four events to answer questions.

Two events were held in January 2023, one held in the afternoon and one in the evening to cater for attendees' different working patterns and social calendars.

Consultation boards outlining the pre planning proposals were provided at all events and information provided that included a list of commonly asked questions and answers and a questionnaire requesting feedback on how successfully respondents felt the initial proposals met fourteen placemaking criteria. The criteria covered topics that included:

- Moving Around
- Public Transport
- Traffic and Parking
- Natural Space
- Housing and Community
- Identity and belonging
- Feeling Safe

Feedback from the first two events, the questionnaire and email responses were then analysed to identify key concerns. These concerns were shared with the Council's design team, and the Masterplan was revisited and updated to address public comments and concerns.

Two further events (Events 3 & 4) were held at the end of February with display boards updated to show the changes made to address specific concerns raised by members of the public. The timings and format of the second events matched those of the first.

Attendees were invited to fill in questionnaires on the day of each event, to complete in their own time and hand into reception at John Muir House (Town Centre location) or to submit via the dedicated email address provided. An online version of the questionnaire was also made available on the Council Consultation Hub. Individual comments made at each event were captured by the Council team.

5.2 Post Consultation Activity

The formal consultation period closed on the 10th of April 2023 after twelve weeks. The dedicated email address remained open until the end of April 2023 at the request of Haddington Central Tenants and Residents Association (HCTRA). The Chair of HCTRA requested an extension to the consultation period, but after consideration of the wide publicity surrounding the consultation and positive attendance at the consultation events it was felt that an extension was not required.

The Council is committed to hearing as wide a cross section of views from the community as possible and agreed to attend an additional "open" public meeting organised by HCTRA on the 22nd of May 2023.

The HCTRA meeting on the 22nd of May was attended by **50** or so members of the public and several elected members. At the end of the meeting the Council confirmed that comments would still be welcomed through the hsd@eastlothian.gov.uk email address. A copy of the presentation was shared with the HCTRA Chair and elected members that attended on the 23rd of May. **See Appendix 1**

The Council will also be presenting to the Haddington and District Community Council on the 13th of June 2023.

The Council is aware there is a petition against development that has secured over 500 signatures as of 22nd of May 2023. The Council would highlight that the wording of the petition does not reflect the information provided through the consultation process, and at this stage it is not clear how many signatories are from the local Haddington Community. The Council welcomes all valid consultation feedback.

The Council has provided detailed responses to concerns raised by local residents, HCTRA, Friends of the Earth East Lothian and by Martin Whitfield (MSP) on behalf of constituents.

5.3 Consultation Responses

134 people attended the four organised drop in events, with a number of those who attended the drop ins' also forming part of the **50** or so who attended the HCTRA public meeting on the 22nd of May 2023.

9 handwritten place questionnaires were submitted to the Council with a further **29** completed online (all of which were anonymised), making a **total of 38 questionnaires returned**. A minority of the written responses provided a name, address, or postcode, making it more difficult to assess individual relationships with the site or whether respondents were from Haddington or farther afield.

15 email responses were received through the dedicated email address provided as of 30th May 2023.

There was no formal written response received from the Haddington and District Community Council, however several community councillors and local elected members did attend the drop in events and spoke to Council staff about the developing masterplan.

Detailed analysis of the consultation response is ongoing, and the feedback will be referenced in full in the final Report on Consultation that will be submitted in support of any future Planning Permission in Principle application. The final report will be made available through the Council's Consultation Hub in advance of any outline planning submission being made.

At the meeting with HCTRA on the 22nd of May 2023 further suggestions were made that the Council is actively considering. These were in addition to comments raised through previous consultation engagement. The additional suggestions related to:

1. Planning a more meaningful engagement with younger people before the next round of consultation regarding the Health and Wellbeing benefits of the new housing proposed at Herdmanflat.
2. Providing more thought towards how the redevelopment might provide spaces for the local community to meet and socialise (specific reference to former fetes once held at the hospital, and places for people to sit).

3. Provide more detail on the access requirements for those with a disability; mobility scooter storage and charging considerations, and the development of a more detailed Disability Access Statement.
4. Tightening the definition of “Older People” as there appeared to be conflicting references i.e., over 50, over 55, over 65 etc were referred to in different documents. (See section 2.1)

A concern was also raised by an attendee that the Council was not fulfilling its duties under the Community Empowerment (Scotland) Act 2015.

The Council must always be mindful of its responsibilities under the Community Empowerment (Scotland) Act 2015 and would offer reassurance that these have been reflected in the development of its proposals for Herdmanflat.

The proposals are a direct response to needs and demands and housing service delivery requirements identified through East Lothian wide consultations conducted prior to adoption of the current Local Housing Strategy (LHS) in 2017, and the consultation conducted in support of the next LHS (2023 – 2028) completed in 2022.

The LHS (2023-2028) was consulted on at the same time East Lothian Health and Social Care Partnership were consulting on the future of older people’s care service delivery through its “Planning for an Ageing Population” consultation. Planning for an Ageing Population was completed with support from the Council’s Housing Team. Both consultations provided clear evidence and public support for the need, and preferred future location of sites for accommodation for older people. Herdmanflat has been assessed against the criteria identified through these consultations.

This consultation is very specifically about the redevelopment of the Herdmanflat Hospital as a key part of the Council’s Affordable Housing Supply Programme. The Consultation forms part of the planning process and is a requirement of the Town and Country Planning (Scotland) Act 1997 and relevant later amendments. The proposed planning application is supported by the East Lothian Local Development Plan 2018.

As the owner of the Hospital and its grounds, the Council is not seeking views on alternative uses for the site (other than housing), as the site has already been assessed as being suitable for housing development, and the housing proposed is required to meet a widely accepted pressing demand.

The Council believes that the need for new affordable housing on this centrally located site is a specific response to address East Lothian’s challenges associated with its ageing population, and that the need to meet these challenges outweighs the benefits that other alternative uses might offer given the shortage of land available for affordable housing. This need was acknowledged by NHS Lothian through its agreement to sell the land to the Council at a substantial discount to the open market value it might have achieved.

The Councils approach to redevelopment recognises the wellbeing benefits that housing, and more accessible public spaces can offer, and the approach to the masterplan will demonstrate this by:

- a) Acknowledging the Trees, Landscape and Heritage as being an existing framework to work within and around.
- b) Limiting height and density to ensure the landscape and existing building heritage is respected.
- c) Increasing pedestrian access points so that access to the retained woodland walks, improved path network and formalised greenspace is more easily accessible whilst reducing walking distances to bus stops and local shops at the same time.

- d) Promoting Active Travel to provide safer links and better separation from cars for pedestrians and cyclists.
- e) Ensuring that investment in the public spaces on site will include spaces for play and areas where people can socialise/ picnic etc – where currently there are none.
- f) Increasing safety and eradicating anti-social behaviour through better lighting, passive protection of public and private spaces and a more proactive approach to maintenance.
- g) Offering increased opportunity to improve biodiversity through the introduction of Sustainable Urban Drainage, additional tree planting and the introduction of species rich wildflower planting.

All the views expressed through consultation are being listened to and meaningful changes continue to be introduced to ensure that the eventual Masterplan respects and reflects as broad a spectrum of public opinion as possible.

As highlighted in the Questions and Answers provided at the beginning of the consultation, this consultation marks the start of a process and further consultations are planned. A copy of the original Questions and Answers are provided as **Appendix 2**.

The thoughts and views of local people are important, and this consultation does not impact anyone's right to object to any future planning application submitted by the Council. Further sources of information that may prove useful when deciding how to respond to a future planning application(s) relating to Herdmanflat can be found in **Section 7** at the end of this document.

5.4 Background on Previously Completed Consultation.

The housing proposed at Herdmanflat meets the vision set out in the existing East Lothian 2017-2023 Local Housing Strategy. The Local Housing Strategy is consulted on widely, allowing East Lothian tenants and residents the opportunity to shape how housing services will be delivered, identify areas of need, future investment priorities and sustainability and energy efficiency requirements.

Between April 2022 and August 2023 East Lothian Council consulted widely on the 2023-2028 Local Housing Strategy. Key areas of focus of the consultation included an older person's survey and dementia workshops which helped with the development of an Older Persons Housing Needs Assessment. More details on the 2023-2028 Local Housing Strategy's development process and the consultation process can be found at:

https://www.eastlothian.gov.uk/info/210629/improving_our_housing/12398/local_housing_strategy

During the Summer of 2022 East Lothian Health and Social Care Partnership consulted on "Planning for an Ageing Population". The consultation sought to canvas views on how healthcare delivery and more specifically older people's accommodation requirements needed to change to address East Lothians rising and ageing population (The 2nd fastest growing older population in Scotland). Two of the key findings included an expressed wish to be able to live more independently, avoiding the need to move into a care home; and that considerable thought was required re future housing provision for older people. The consultation feedback report can be found at:

https://www.eastlothian.gov.uk/downloads/file/32759/planning_for_an_ageing_population_summer_engagement_feedback_report

The Local Housing Strategy Consultation and the Planning for an Ageing Population Consultation were both conducted through a joint working arrangement involving health and social care and the Council’s housing team working together.

The feedback received from these widely advertised consultations support the planned redevelopment of Herdmanflat to provide suitable housing within a suitable environment for older people. The type of housing proposed therefore aligns with future housing, health and social care service delivery aspirations that reflect the wishes expressed by East Lothian tenants and residents.

Both the LHS Consultation and the Planning for an Ageing Population consultation were conducted in line with the Community Empowerment (Scotland) Act 2015, allowing East Lothian residents the opportunity to comment on and shape the direction of future housing and health service delivery across East Lothian.

5.5 Sample of comments received.

The following provides a representative sample of some of the views expressed during the consultation. The full Community Consultation Report, which will be submitted as part of the application for Planning Permission in Principle, will provide detail on all the comments received and how the Council has responded to feedback within the Masterplan.

5.5.1. On creating a more attractive place to live

Does the Herdmanflat masterplan consider how new and refurbished buildings, streets and public spaces might create a more attractive place to live?	
1	<i>“The current proposals involve stripping the community of a much-loved space and turning it into inaccessible private land. The proposals to create community gardens is laughable when current community garden spaces are under subscribed - a look at the new hospital would be enough. Your ideas that somehow putting a path through a housing estate creates an attractive place to live is a joke. The natural woodlands and grasslands are already a lovely place to live, both for animals and local residents alike.”</i>
2	<i>“Anything greater than one or two storey housing should not be considered. We have learned from covid that we need MORE green spaces, not less.”</i>
3	<i>“The documents use descriptions of the proposed site to emphasise how it could improve the lives of those living nearby, but I feel that the pictures contradict these assertions. This is because the amount of space being taken up by housing development will not make it a space that’s appealing to go for a walk in. This is something me and my family do regularly in this space as it is now, and it won’t be appealing to walk through swathes of 4 storey buildings”.</i>
4	<i>“There is more thought given to green spaces than in most developments which is very important, especially for older people to have on their doorsteps. Unfortunately, there is still a huge loss to the public in terms of usable green space, with too much land given to gardens.”</i>

5.5.2. On Improving the Quality of Recreational Space

Will the Councils proposals for Herdmanflat add to or improve the availability of quality recreational spaces in the area?	
1	<i>"Looks from the plans that these will be improved."</i>
2	<i>"Need something that's good for all ages and things for older kids and teenagers to do."</i>
3	<i>"The draft design layout appears to show recreational spaces, but it will remain to be seen how the design evolves."</i>
4	<i>"These will be removed completely. These are proposals for a large housing estate that will exclude local people. Moreover, I am concerned about the profile of this consultation process. It isn't sufficiently well promoted; people should be knocking on doors."</i>
5	<i>"It will destroy the only recreational space in the area."</i>
6	<i>"The opposite. A city the size of Haddington needs spaces for the youngest not the oldest citizens to benefit from. One big playpark is not enough and there is scope here for a wooden play park or a nature trail or community gardens for all to get involved in."</i>

5.5.3. On Access to Public Transport

Do you think the Herdmanflat masterplan proposals consider and promote access to public transport?	
1	<i>"The increase of passengers on a bus service would be the only negative this project has on public transport."</i>
2	<i>"In no way will this promote access to public transport."</i>
3	<i>"There is no further requirement for public transport as nobody lives in a community woodland garden."</i>
4	<i>"I think residents in this area are more likely to use taxis or have items delivered causing more traffic."</i>
5	<i>"Too far for elderly folk (the intended residents for many properties) to walk to main bus stops."</i>

5.5.4. On creating Better Access Arrangements

Do you think the suggested new access arrangements at Herdmanflat consider existing traffic and parking arrangements and might improve how people move around safely?	
1	<i>"There are no details yet on secondary access. One parking space per dwelling doesn't sound very green! Though it's in line with ELC parking standards."</i>
2	<i>"I fail to understand how your development proposals contribute to people moving around safely. The current infrastructure in Haddington could cope with this development."</i>
3	<i>"Aberlady road, Lydgait, Hopetoun Drive are already very very busy with traffic, parked cars and drivers driving too fast (in excess of 30mph). This area CAN NOT accommodate a further 140 cars".</i>
4	<i>"The access arrangements are fine but could be improved by fewer parking spaces and greater public transport services."</i>

5.5.5. On Creation of Good Quality Natural Spaces

Do the Councils proposals for the redevelopment of Herdmanflat consider how good quality natural space can be created and enjoyed?	
1	<i>I think this is good - it addresses concerns about the orchard and other woodland and explains the place principles."</i>
2	<i>"Could do with a community garden with veg patch, grow fruit and use it as an educational resource for the whole community."</i>
3	<i>"Very little of the natural space will remain on this site and there doesn't seem to be scope for the public to enjoy what will be left."</i>
4	<i>"While a more adequate amount of green space has been left, the usability and accessibility of this space for the wider public has been significantly reduced and the attraction of this area as a less directed play space has been lost."</i>
5	<i>"It sounds like time and effort has gone into trying to retain the natural space. I appreciate this because I use this space very regularly with my family and love having it on our doorstep. I know my neighbours feel the same."</i>
6	<i>"I'm disappointed that so much of the space is likely to be built on. However, I am excited at the idea of a community garden, and as a keen gardener living on Herdmanflatt (the street backing on to the site) I would definitely get involved. I'm concerned that as this stage this is repeatedly referred to as 'potential' and 'possible.'"</i>

5.5.6. On the Need for Housing for Older People

Does the proposed housing for older people support the wider needs of Haddington and the local community?	
1	<p><i>"The current proposal is nothing short of the continued ghettoisation of our elderly.</i></p> <p><i>Many models successfully integrate housing and elder care in the community. This proposal does not.</i></p> <p><i>There seems to be little in the way of mixing the eldercare with housing but instead it seems to lock our old people away on the top of the hill with little opportunity to meet their neighbours."</i></p>
2	<p><i>"While providing good quality housing for the older generation may help free up family houses for younger families, the older generation frequently do not want to live in developments specifically aimed at them and have a desire for substantial amounts of living space. Thought must be given to make these homes attractive to older people."</i></p>
3	<p><i>"I'm afraid I'm not sure because I don't know enough about housing options for older people in the area.</i></p> <p><i>I wondered why no local authority housing is being included in these plans? I would love to have seen some included to extend the provision of council housing in the area."</i></p>
4	<p><i>"See my previous answer - the new care beds east Lothian needs should be spread out across the county, not all in one town.</i></p> <p><i>Personally, I think there's a big benefit for different generations living side by side, rather than "ghettos" for older people. On my street we have quite a mix of ages and it's lovely, with folk helping each other out in different ways."</i></p>
5	<p><i>"Few details provided, but generally a positive response to a local requirement."</i></p>
6	<p><i>" Yes, on all counts"</i></p>
7	<p><i>"When can I move in?"</i></p>

5.5.7. On Feeling Involved in Decision Making

Do the Councils proposals for the redevelopment of Herdmanflat consider how good quality natural space can be created and enjoyed?	
1	<i>"To an extent, yes."</i>
2	<i>"This consultation is at least happening. However, plans are already well developed.... there is a general feeling of this being a box ticking exercise to backstop decisions already made."</i>
3	<i>"It's early stages and it's good to have the consultation but you'd need to be more clear about the needs of the area (maybe that will happen at the public events?) to get informed participation."</i> <i>Consult the local community and ask them what they want before deciding that 50% of the project is to be turned into housing.</i>
4	<i>"Unfortunately, your push to drive this project through will galvanise the local community in ensuring this project never sees the light of day and so any outreach work will no doubt be too little too late."</i> <i>Stop wasting public money on subcontractors and ask the community for proposals for use."</i>
5	<i>"I appreciate the chance to fill out this survey. I know my responses have mainly been negative but it's something I feel strongly about. Please do not build more houses on an already struggling infrastructure. Save our green spaces, build allotments in the orchard, preserve the grounds, and use this opportunity to involve the local community by renovating the building, hosting judo classes, breastfeeding support classes, etc where these classes are currently being held the car parking is an issue. Use this space as a place to bring the community together."</i>
6	<i>"I very much doubt the council will pay any attention to this consultation and will blast on with their own plans regardless of what the consultation says. No doubt they will manipulate any statistics from this consultation to within an inch of their lives to push through what the council wishes regardless of what the constituents who elected them to act on their behalf say."</i>
7	<i>"I have little experience in this kind of thing but appreciate the public being consulted with and asked to give our opinions on the proposals."</i> <i>I hope the feedback will be listened to in a meaningful way."</i>
8	<i>"So far it seems as though the council have listened to concerns and comments of residents."</i>

9	<p><i>“No, in my view the Council seems always to pay little more than lip service to the views of these consultations, and I suspect the plans have already been agreed. We all know the planet is dying due to mankind demolishing nature, but it doesn't stop developers getting their way. As long as profits are made before the planet dies, eh?”</i></p> <p><i>Don't get [me] wrong, I'm not against development when there is no other option (if only it wasn't so ugly!), but not at the expense of nature. Consideration for the environment should come first but this council has demonstrated that it will always come last, it at all.”</i></p>
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5.6 Summary of feedback

Several key themes have emerged from the written responses received through consultation that the Council must fully consider as it develops its proposals for housing at Herdmanflat.

- A perceived loss of Greenspace including trees and woodland.
- Potential negative impacts on biodiversity and ecology
- Impact from cars and car parking arising from new development.
- Height and density and potential overshadowing
- Impact of Construction activities on surrounding neighbours
- Negative impact on health and wellbeing from perceived loss of greenspace
- Impact of development on climate change

5.7 Interim Response to Feedback

Full detail on how the Council has responded to all comments made during consultation will be published within the finalised Consultation Report to be submitted as part of the application for Planning Permission in Principle.

The following provides an initial response to the Key Themes previously outlined in section 5.5:

5.7.1 Key Theme 1- A perceived loss of greenspace including trees and woodland.

Response: The Council has provided sketch layouts of the site which were discussed at public events and made available online. The sketch layouts were supported by a landscape and ecology assessment and a full tree survey.

Prior to consultation the Council’s housing team had detailed discussions and meetings on site with the Council’s landscape officer and Historic Environment Scotland. It was agreed during these meetings that any future development should be sensitive to the landscape setting and respect the setting of the remaining listed buildings on site.

The tree survey completed by arboriculturist Alan Motion assesses the arboriculture and landscape value of all trees on site to the British Standards (BS5837:2012). The tree survey sets the baseline for discussions on future tree removal but also provides recommendations on:

1. Trees to be removed because they are dead, dying, or damaged (dangerous)
2. Trees that can be removed that are small and self-seeded.
3. Trees to be retained and their quality level.
4. Establishment of a root protection area (area that should not be disturbed during construction works to safeguard the long-term health of the tree)

The recommendations in the tree survey have been used to inform the design team's strategy and approach which is centred on minimising tree loss and undertaking management to protect the long-term health of retained trees. This approach did not change between Consultation Event 1 and Consultation Event 2.

Detailed analysis of the masterplan layout has highlighted that works to upgrade the road to establish a new car access along Hopetoun Mews *would* be detrimental to the existing treescape and would impede the root protection area, potentially damaging category A and B trees along this route. The Council has responded by changing the proposals to make the entire Hopetoun Mews Road a dedicated active travel route for pedestrians and cyclists.

Previously approved housing plans proposed a new roundabout on Aberlady Road to provide access to the site. The Council team interrogated the previous proposals for a roundabout and concerns were raised about tree loss within the site along the Aberlady Road boundary. A new access arrangement was developed which removed the need for any tree loss along this boundary. The Council has recently completed a crown lifting exercise along the entirety of Aberlady Road, further emphasising its commitment to the retention of these trees.

Providing a new access directly from the A199 was investigated. The impact on the existing mature treescape and potential for substantial tree loss was once again, a deciding factor in not pursuing this as an option.

All proposed internal roads will be planned to work with the landscape and avoid tree loss. However, some minor tree losses may be essential to facilitate necessary drainage and infrastructure connections. This is an area that the design team continue to investigate, with options continually reviewed to ensure the least detrimental solution.

The Council can demonstrate that development can be achieved sensitively whilst retaining almost all of the trees on site, ensuring that all existing woodland walks and pathways are retained and enhanced where possible.

The Council indicated from the outset that up to 60% of greenspace and almost all the existing tree coverage on the site could be retained including most of the open space at the centre of the site, and the orchard to the North. There have been suggestions made that the greenspace at the centre of the site should be planted with a wildflower mix and it is agreed that this would be a good idea. Investment in the Orchard and in promoting community growing spaces has always been a Council aspiration.

Currently there are no formal play spaces on site and the Council indicated that play spaces would be introduced throughout the site. This has always been viewed as good practice, particularly when promoting intergenerational interaction.

Until recently, much of the site was overgrown and inaccessible other than cut paths. The Council has invested in tree maintenance activities and grass cutting to improve access. The sloping areas of grassland within the site are not used and the introduction of more formal and easily manageable

greenspace meets with the Councils policy of making greenspace more accessible. The masterplan will make it easier for the public to access the site by introducing new pedestrian access points from the East and West- **See Appendix 3.**

To summarise, the preservation and retention of trees and the creation of quality useable greenspace remains a key objective of the masterplan.

5.7.2 Key Theme 2- Potential negative impacts on biodiversity and ecology

Response: The Council accepts that development of the site could have a detrimental effect on biodiversity if consideration is not given to understanding the impacts of development on biodiversity from the outset, therefore a key objective remains the continued mitigation and incorporating steps that will support ecological enhancement.

The Council provided its independently produced ecology report as part of the consultation material, and this is still available on-line.

The ecology report provides an overview of biodiversity throughout the site, advising that in the main, the ecological value of the existing grasslands is low. An Ecological heat map is provided within the report that highlights areas of the site, particularly tree groups and hedges, that are rich in ecology and steps are being taken by the Council to ensure the protection of these areas.

The masterplan makes every effort to ensure that areas of new housing development are concentrated towards the least sensitive areas of the site and steps are being taken to ensure development not only promotes biodiversity but provides a positive contribution to improving it.

These steps include:

1. Ensuring the retention and protection of trees and hedgerows to provide continued habitat for birds and bats. This has included the installation of sixteen bat boxes throughout the site in 2021.
2. Prioritising new development in the areas of lowest ecological value wherever possible.
3. Incorporating a sustainable urban drainage system that will see the introduction of a sizeable pond/ basin along with species rich planting that will work to increase biodiversity from where it currently is- further diversifying habitat types.
4. Utilising a species rich wildflower treatment for much of the wider landscape which supports ecological enhancement of the currently species poor areas of grassland.
5. Removal of non-native species including cotoneaster which has been identified on site.
6. Introduction of a mixture of formal and informal paths designed to protect the landscape and encourage a species rich environment.
7. New tree planting and the creation of garden spaces to provide long term diversity in cover as well as seasonal display.

To summarise, the Council shares the concerns with the public on the potential impact of future development on biodiversity and is actively working to ensure that plans work to increase the ecological value of the site post development.

5.7.3 Key Theme 3- Impact from cars and car parking arising from new development.

Response: There was a lot of concern about cars, car parking and car access arrangements. The Council originally proposed three car access points to include the existing access points at Aberlady Road and Lydgait and a new access at Herdmanflat.

The original access proposals were supported by data gathered from junction and traffic monitoring conducted out with school holidays at the start of 2023.

The data analysis and trip generation modelling indicated that there would be a minimal impact on the surrounding roads network from an increase in cars using these exits at different points throughout the day.

The data provided through video monitoring of the various junctions provides evidence that the impact on surrounding roads from cars associated with new development would be no more than when the site was in use as a hospital. The Council acknowledges that the development must be designed to meet the requirements of East Lothian Councils roads and parking standards and can confirm that a full traffic impact assessment will be provided as part of any future PPIP.

Following consultation, it was clear that there were several other concerns surrounding traffic that the public wanted further information on. these related to:

1. Concerns that the site could become a rat run and shortcut from north to south to access the town centre via Lydgait.

Response: The Council investigated this and agree that it would be difficult to avoid this through simple traffic management interventions. Coupled with the detrimental impact on trees on Hopetoun Mews, the Council will discuss the removal of this proposed access with planning and transportation, with a view to making the Lydgait Entrance a dedicated pedestrian and cycle access only.

2. Concerns that the access at Lydgait would increase pressure on the Lydgait Aberlady Road Junction given the poor visibility.

Response: The junction modelling carried out by the Council indicated only a modest increase in peak time queuing at this junction; however, the project team have considered the views of residents living on or near this junction and it is hoped that the removal of Lydgait as a car entrance and exit point will alleviate these specific concerns. It was also noted that there is very little that can be done to improve the junction given the proximity and layout of adjacent garden walls. Further investigations are required and will be completed as more detailed plans for the site are developed.

3. Concerns that the 100% car parking on site was too much and the development should be actively seeking to reduce car use and promote public transport.

Response: All new housing development in East Lothian must provide parking levels in line with East Lothian Council Parking Standards and the approach to developing the site aligns with these standards.

A primary consideration in choosing the site for affordable housing is its proximity within short walking distance of the town centre and local public transport. This approach to site

identification aligns with the aspirations for new development set out in the East Lothian Local Plan 2018 and with current Scottish Planning Guidance.

The type of housing proposed is for older people. The Council recognises that older people are often reliant on cars to travel, and adequate parking must be provided for visiting family members and in some cases care providers. The Council will continue to discuss car parking levels with the planning department and roads department to minimise parking if it can.

The Council plans will be heavily focussed on promoting active travel and ensuring that access to the town centre by foot is made easier by the introduction of dropped kerbs etc where required. The introduction of new pedestrian access points will make travel distances to exiting bus stops shorter, thereby improving access to public transport.

4. Concerns that the Main Aberlady Road entrance might cause issues to the North with cars coming off the roundabout on the A199.

Response: The Council has investigated this and believes that the introduction of the permanent 20mph speed limit will act to alleviate the issues raised. The Council asked its transport consultants to investigate the accident rate on this stretch of road and it was ascertained that there had only been two accidents in the past 10 years.

Given that the anticipated trip rates in and out of the Aberlady Road entrance are likely to be no more than when it operated as a hospital, it is felt the impact of this entrance on the traffic travelling from the north will be minimal.

The Council has investigated ways that visibility can be improved for cars entering and exiting the site and discussed solutions with the Roads Department that are acceptable. More detail will be provided as the plans are developed.

At the request of a member of the public, the team raised the prospect of lowering the speed limit on the A199 with the Roads Department, but as this is not part of the development site, the housing development team has no influence over any future decision on this specific matter.

5. There was one comment received regarding concern about excessive speed of cars when entering the proposed new Herdmanflatt entrance.

Response: The Council will ensure that the junction with Herdmanflatt is designed in such a way that cars will be forced to slow before turning in or out.

6. Several requests received that the main car entrance be taken off the A199 to the North of the site.

Response: The Council has investigated this in some detail and has ruled out a new access via the A199 for the following reasons:

- a. The difficulties associated with providing a residential access onto an A road.
- b. The loss of trees required to ensure sufficient room for a road and the required visibility.
- c. The difference in height between the A199 and the site.
- d. The requirement to remove a substantial length of stone boundary wall.
- e. The proximity of an access to the Roundabout at the A199/ Haldane Avenue junction.

5.7.4 Ket Theme 4- Height and density and potential overshadowing

Response: Several concerns were raised about the height of buildings and potential for overshadowing. The Council originally proposed building heights of between two and four storeys across the site, noting that the existing trees were equivalent in height to of a five-storey building.

Since the consultation, the Council has reflected on this further and is willing to limit the development height to no more than three storeys. Whilst this will result in a loss of much needed affordable housing, it will also, more positively, reduce the number of cars and overall parking provision on site.

The Council will also respond to concerns raised about overshadowing by seeking to pull development further into the southern part of the site and away from neighbouring property.

Specific concerns raised by two adjoining neighbours about overlooking can be addressed through a combination of the steps outlined above, and through the introduction of additional tree planting on the southern boundary, closing existing gaps in the tree line.

5.7.5 Key Theme 5- Impact of Construction activities on surrounding neighbours

Response: The Council stated at the outset of the consultation that future development would have to follow an agreed Construction Management Plan. Since hearing concerns from adjoining neighbours, the Council will develop a more detailed phasing plan that will show how construction access can be restricted to the main Aberlady Road entrance. This will be developed further following the appointment of a preferred contractor and the plans shared with local residents in advance of work starting.

Temporary car access for completed housing to the south of the existing hospital buildings might be required from the Lydgait entrance for a short period of time, but the closure of the Aberlady Road entrance will mean that there will be no through access. Upon completion of the development, it is proposed that Hopetoun Mews and the Lydgait entrance are restricted to pedestrians and cyclists only.

5.7.6 Key Theme 6- Negative impact on health and wellbeing from perceived loss of greenspace

Response: Monitoring of the site throughout the demolition and landscape maintenance works completed during 2022 noted occasional use of the site by dogwalkers and persons using the site as a shortcut between Lydgait and the Aberlady Road entrance.

An analysis of how people have been using the site over a period of years has been carried out to gain a better understanding of how the current informal use of the grounds might be improved by increasing pedestrian access points that encourage easier access to the woodland walks, and act to encourage more active use by families – including the introduction of play, picnic areas etc. **(See Appendix 1)**

The proposals to incorporate community growing spaces saw a mixed response, with most expressing an opinion in favour of this, and a few noting that they felt there would be limited demand in the community.

The Council is mindful of the previous use of the site and the focus of the care provided by the NHS over the past 100 years or so. Care provided on site previously included a mixed inpatient complex care ward for older people with a diagnosis of dementia within the Lammerlaw building.

Today, good quality housing is recognised as being fundamental in supporting Health and wellbeing² and the Council's approach to development seeks to ensure that the health and wellbeing of those living in and around the site remains firmly as a key objective.

The health and social care landscape is changing, and the way in which the services once provided at Herdmanflat has changed also. There is now a shift away from institutional type accommodation to a model that promotes independent living and provides the opportunity to choose to live and be cared for in your own home, rather than having to go into hospital or a care home.

The proposals to redevelop Herdmanflat are in many ways a direct response to the well documented demand for an increase in more specialist housing accommodation that meets the needs of a growing and ageing population, and reflect the comments and observations raised through other recently completed East Lothian wide consultations. Further detail on this can be found within the following reports which have been used to support the development of the housing proposals at Herdmanflat:

- a. Planning for an Ageing Population Feedback report 2022 – East Lothian Health and Social Care Partnership³
- b. Local Housing Strategy Engagement Report 2022 – East Lothian Council
- c. Older Persons Housing Survey Report 2022 – East Lothian Council
- d. Housing Needs and Demand Assessment 3 for South East Scotland 2022⁴

Herdmanflat offers a rare opportunity to be able to deliver the shift in approach to housing and care, aligning fully with the latest Government Housing, Health, and Planning Policy Guidance.

5.7.7 Key Theme 7- Impact of development on Climate Change

Response: In 2019 East Lothian Council declared a Climate Emergency. As part of its Climate Change Strategy 2020-2025⁵ the Council set out a range of Key Outcomes that would support the Council's vision for a Net Zero Council and Carbon Neutral East Lothian. The Herdmanflat development proposals support the Climate Change Strategy in many ways:

- a. By reducing emissions through the development of low carbon housing and delivering opportunities for sustainable energy and heat.
- b. By improving land resource efficiency and by investing and developing in affordable housing in areas that promote walking and cycling and access to public transport, with a focus on developing sites near town centre locations.
- c. Supporting the circular economy through re-use and repurposing of the listed buildings on site

² <https://www.publichealthscotland.scot/media/7483/healthy-housing-for-scotland.pdf>

³

https://www.eastlothian.gov.uk/downloads/file/32759/planning_for_an_ageing_population_summer_engagement_feedback_report

⁴ <https://esecityregiondeal.org.uk/sesregionalplanning>

⁵ https://www.eastlothian.gov.uk/downloads/download/13283/climate_change_strategy_2020-25

- d. By building housing within walking distance of the town centre that will support the local economy and town centre businesses
- e. By respecting the natural environment, protecting the treescape and introducing a range of measures (including sustainable urban drainage), that will work to increase biodiversity.
- f. That supports local and national policy on designing better places in accordance with best practice when planning for new developments.
- g. By making greenspaces more accessible to more people.
- h. That could support local food growing.
- i. By raising awareness and debate of the Climate Emergency that the Council is faced with

6.0 Engagement Activities and Timeline

Date	Activity	Physical Attendance	Estimated Reach
January 2023			
10/01/23	Proposal of Application Notice (PAN) lodged with East Lothian Council Planning. PAN sets out consultation timeline and that consultation proposals meet all the requirements of the Town and Country Planning (Scotland) Act 1997.	N/A	Copy of PAN sent to Community Council and Local \elected members by Agents Oberlanders
10/01/23	First Consultation Event(s) advertised in East Lothian Courier (Haddington Page) (Events 1 & 2)	N/A	East Lothian Wide (av. circulation c6500)
10/01/23	Consultation shared on Council Twitter Feed	N/A	864 Twitter Accounts reached
10/01/23	Consultation shared on Council Facebook Feed		2105 Facebook Accounts reached
10/01/23	Press release issued via Council Website	N/A	East Lothian Wide (797 page views)
10/01/23	1 st Article in East Lothian Courier <i>“Affordable Housing for Older People Planned for Herdmanflat site”</i> Statement provided by ELC Head of Housing.	N/A	East Lothian Wide (av. circulation c6500)
11/01/23	Community Council and Elected Members Notified of Consultation by Email	N/A	All Community Councillors (that includes HCTRA Chair) and local elected members (Norman Hampshire, Andrew Forrest, John McMillan, Shamin Akhtar, George McGuire, Tom Trotter.
11/01/23	East Lothian MP’s and MSPs informed of Consultation by email	N/A	Kenny Macaskill MP, Craig Hoy MSP, Martin Whitfield, MSP, Paul McLennan MSP.
11/01/23	Events picked up and shared by Friends of Herdmanflat Facebook Page (Local Group)	N/A	Followers of Friends of Herdmanflat Facebook Page.

13/01/23		150 Consultation flyers delivered by hand to immediate neighbours surrounding the site.	N/A	Immediate neighbours in Herdmanflatt, Lydgait, Glebe Terrace and Aberlady Road.
13/01/23		Consultation event posters posted at main entrances to site, local shops including Tesco and Royal Bank, Library, Council Offices and Vaccine Centre, also medical centre, and public notice board on Court Street.	N/A	Frequent users of the site and visitors to local amenity and public services
20/01/23		Herdmanflat Q&As issued to elected Members in advance of first consultation events	N/A	(Norman Hampshire, Andrew Forrest, John McMillan, Shamin Akhtar, George McGuire, Tom Trotter.
24/01/23		1 st three-hour consultation event (Evening) held at Haddington Primary School. Display Boards outlining intended approach, Place Questionnaire provided, and Question with Answer sheets provided.	34 people attended	General public. Event attended by local people living adjacent to the site/ immediate neighbours.
24/01/23		2 nd Article in East Lothian Courier <i>"Plans Revealed for former Herdmanflat Hospital site"</i> Article refers to information provided in Common Questions with Answers sheets.	N/A	East Lothian Wide (av. circulation c6500)
25/01/23		Email sent to Area Partnership Teams and Community Council highlighting 2 nd Consultation event and encouraging attendance.	N/A	Community Partnership managers and All Community Councillors
27/03/24		Formal decision notice posted on planning website that PAN consultation proposals are acceptable.	N/A	All general public (Via East Lothian Council Planning Portal)
27/01/23		2 nd three-hour consultation event (afternoon) held at the Trinity Centre, Church Street, Haddington. Display Boards outlining intended approach, Place Questionnaire provided, and Question with Answer sheets provided.	32 People attended	General Public. Event attended by Community Council representatives and local elected members.
February 2023				
03/02/23		3 rd article in East Lothian Courier <i>"Haddington: Plans for 140 homes at former Herdmanflat Hospital"</i> highlighting early stage of development. Community Council spokesperson confirmed attendance at an event and noted it would be discussed at a future meeting.	N/A	East Lothian Wide (av. circulation c6500)
27/01/23 – 24/02/23		Council Design Team work to amend Masterplan to take into consideration feedback received	N/A	N/A

		after 1 st consultation events, and through the email correspondence address provided.		
14/02/23		2 nd round of consultation events advertised in East Lothian Courier (on 24 th and 28 th February 23)		East Lothian Wide (av. circulation c6500)
15/02/03		150 further consultation flyers delivered by hand to immediate neighbours surrounding the site.	N/A	Immediate neighbours in Herdmanflatt, Lydgait, Glebe Terrace and Aberlady Road.
15/02/03		Consultation event posters posted at main entrances to site, local shops including Tesco and Royal Bank, Library, Council Offices and Vaccine Centre, also medical centre, and public notice board on Court Street.	N/A	Frequent users of the site and visitors to local amenity and public services
22/02/23		Consultation website goes live (Council Consultation Hub) includes downloadable PDFs of previous and updated masterplan proposals responding to specific points raised through consultation feedback on traffic, landscape density etc. PDFs of Ecology report, Tree Survey, and consultation Q&A's available for download. Online Place questionnaire provided.	N/A	East Lothian Wide (Page Trip data awaited)
22/02/23		2 nd Consultation event timings shared on HCTRA Facebook Page. (For events 3 & 4)	N/A	HCTRA members
23/02/23		4 th Article in East Lothian Courier "Public able to view plans for housing at former Herdmanflatt Hospital site" Article highlights the two upcoming consultation events.	N/A	East Lothian Wide (av. circulation c6500)
24/02/23		3 rd three-hour consultation event (afternoon) held at the Trinity Centre, Church Street, Haddington. Updated Display Boards outlining changes made to the masterplan following comments provided, Model of site presented to allow discussion with participants. Place Questionnaire provided and Question with Answer sheets provided.	34	Open to General Public. Event attended by Community Council Representatives and Local Elected Members.
28/02/23		4 th three-hour consultation event (Evening) held at Haddington Primary School. Updated Display Boards outlining changes made to the masterplan following comments provided, Model of site presented to allow discussion with participants. Place Questionnaire provided and Question with Answer sheets provided.	36	Open to General Public. Event attended by Community Council Representatives and representative from HCTRA & Friends of the Earth East Lothian and return visits from neighbours who had

				attended the first events.
March 2023				
18/03/23		Letter received from Chair of HCTRA requesting extension to Consultation Period	N/A	
28/03/23		5th Article in East Lothian Courier “ Herdmanflat Plans for 100 homes could be lodged this summer ”	N/A	East Lothian Wide (av. circulation c6500)
April 2023				
06/04/23		Article appears in East Lothian Courier highlighting launch of titled “ Petition launched over plans for former Hospital site ”		East Lothian Wide (av. circulation c6500)
07/04/23		Letter of the week in East Lothian Courier titled “ We are destroying this lovely Greenspace on our own doorstep ” Submitted by HCTRA Chair.		East Lothian Wide (av. circulation c6500)
08/04/23		HCTRA host open meeting to discuss Herdmanflat Development Plans	N/K	Open to general public
10/04/23		Email received on behalf of Friends of the Earth East Lothian expressing concern over development of Herdmanflat		
10/04/23		Consultation closes as per original advertised date and PAN submission.	N/A	All
12/04/23		Email response sent to Friends of the Earth East Lothian representative providing detailed response to concerns raised in email received 10/04/23.	N/A	Friends of the Earth East Lothian
17.04.23		Letter of the Week in East Lothian Courier titled “ Many Legitimate concerns ”		East Lothian Wide (av. circulation c6500)
17/04/23		Housing team receive letter from Martin Whitfield MSP sent to NHS Lothian at the request of constituents (dated 06/04/23)	N/A	Martin Whitfield MSP and constituents.
18/04/23		Letter sent from Head of Housing to HCTRA explaining the reasons for not extending the Consultation Period. Offer made to extend the use of the consultation email address to the end of April for the public to continue to make responses.	N/A	HCTRA members
21/04/23		Confirmation issued to HCTRA that Council team would be willing to attend a meeting with HCTRA and make a presentation on (arranged for 22/05/23).	N/A	HCTRA
27/04/23		Letter sent to Martin Whitfield MSP providing a response to his letter dated 27/04/23.	N/A	

May 2023				
03/05/23		Save Herdmanflat Website goes Live	N/A	All General Public
07/05/23		HCTRA public meeting held on 22/05/23 advertised on Friends of Herdmanflat Facebook page. Other promotional steps between 07/05/23 and 22/05/23 include letters published in East Lothian Courier, references in courier articles and through posters erected at the entrances to Herdmanflat.	N/A	Friends of Herdmanflat Facebook membership, local Herdmanflat residents and wider general public.
15/05/23		Letter of the week published in East Lothian Courier titled “Take climate emergency seriously.” Submitted by Chair of HCTRA	N/A	East Lothian Wide (av. circulation c6500)
21/05/23		Article appears in East Lothian Courier titled “Haddington: Plea for more information on Herdmanflat Housing plans”	N/A	East Lothian Wide (av. circulation c6500)
22/05/23		Open Public meeting and presentation conducted with HCTRA to be attended by Head of Housing	50	HCTRA/ General Public
23/05/23		HCTRA Presentation emailed to HCTRA Chair for distribution to attendees and the elected members present at the meeting.	N/A	Open public meeting organised and chaired by HCTRA
June 2023				
06/06/23		Email received from Chair of HCTRA with further questions regarding timescales and available communication formats.	N/A	
13/06/23		Council response issued to HCTRA Chair re request for further information. Response subsequently posted on Save Herdmanflat Website	N/A	Sent directly to HCTRA Chair and made available on line via the Save Herdmanflat Website
13/06/23		Presentation made to Haddington and District Community Council Attended by East Lothian Head of Housing. Further comments received about areas that Community Council members would appreciate the Council team exploring as part of the masterplan’s development.	N/A	Community Council and elected members.
26/06/23		Letter received by Hub South East from HCTRA Chair re clarification on misinformation discussion points and nature of Hub South east relationship with the Council.	N/A	
27/06/23		Response from Hub South East sent to Chair of HCTRA with Consultation Timeline attached. HCTRA Letter referred to Haddington Community Council, so ac copy of the response was provided to them as well.		HCTRA members and Haddington CC.

Pending		Interim Consultation Update report published	N/A	Sent to Community Council, All Local Elected Members, HCTRA Chair, Press Release, social media, and Council Consultation Hub.
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7.0 Sources of Further Information, Help and Support

The following links provide further sources of information that may prove useful:

Community Ownership Support Service (For Information on Community Empowerment (Scotland) Act 2015

<https://dtascommunityownership.org.uk/>

Planning Aid Scotland

<https://www.pas.org.uk/>

East Lothian Council Planning

https://www.eastlothian.gov.uk/info/210547/planning_and_building_standards

Scottish Government Planning Advice Notes

<https://www.gov.scot/collections/planning-advice-notes-pans/>

8.0 Appendix

The following appendices form part of this document

8.1 Appendix 1- HCTRA Presentation 22.05.23

8.2 Appendix 2- Consultation Common Questions & Answers Issued January 2023

8.3 Appendix 3 – Herdmanflat Pedestrian Access Review

8.4 Appendix 4 – Summary Community Consultation Report

Version Control			
Version	Author	Date	Changes
1.0	Housing Strategy & Development	02.06.23	Approved
2.0	Housing Strategy & Development	01/11/23	

8.1 Appendix 1

HCTRA Presentation 22.05.23



Herdmanflat Hospital Redevelopment

Haddington Central Tenants & Residents Association
May 2023

Introductions

Wendy McGuire

Head of Housing, East Lothian Council

Neil Gibbs

Development Officer, East Lothian Council

Martin Hensman

Head of Development, Hub South East Scotland Ltd

Key Facts

- Development is part of Council's Affordable Housing Programme
- General Needs Housing for older people
- No private developer Involved
- Low density housing "within" landscape
- Focus on tree retention and landscape



Tree Survey - Tree Root Protection Zone



Why Herdmanflat?



Why Herdmanflat

- Local Plan designation for new build housing
- Housing planned for over 20 years
- Former Hopetoun Unit site - Brownfield
- Affordable discounted purchase from NHS
- Sustainable re- use of a public sector asset



Former Hopetoun Unit

Existing Site Plan

Why Herdmanflat

- Close to local amenities and public transport
- Location supports key Scottish Government Policies (Planning, Housing and Health)
- Supports Joint service approach with East Lothian Health and Social Care Partnership
- Recently completed wider consultations express strong desire for the type of housing proposed



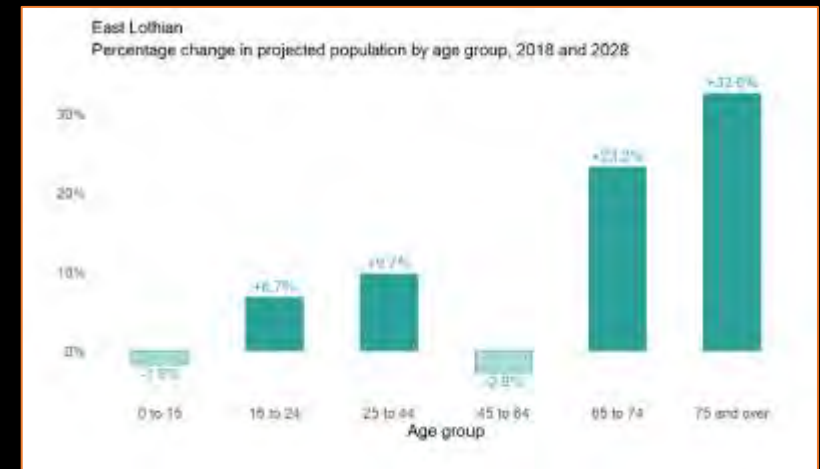
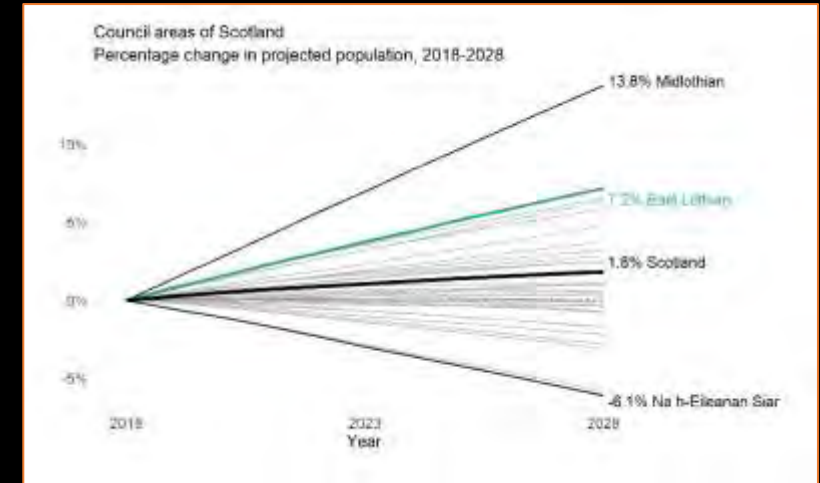
Herdmanflat location within Haddington

A Need for Affordable Housing



A Need for Affordable Housing

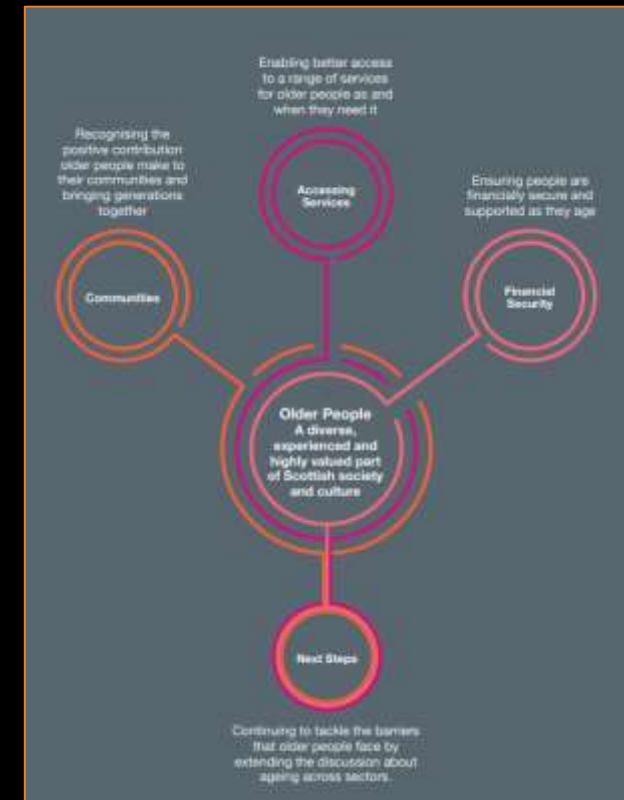
- East Lothian has 2nd fastest population growth in Scotland
- Pensionable age – 1.3% higher than Scottish average
- 2550 Houses for Social Rent needed by 2030 to meet this growth (HNDA3)
- Up to 25% of new affordable needed for older people
- Over 650 65+ on Council House Waiting List
- Greatest demand for amenity housing - Haddington



NRS Population Projections -July 2022

A Fairer Scotland for Older People (2019)

- Is Scottish Government's Framework for Action
- From 50 - the span of older age defined in the framework
- A period of life that can span 50 years (age in place)
- Scotland's population ageing faster than the rest of the UK
- Key concerns raised often by older people – access to services, being part of a community, travel/ transport, employment/ retirement age, financial security, health and social care..... and affordable, appropriate housing
- Herdmanflat can address many of these concerns



SG: A Fairer Scotland for Older People (2019)

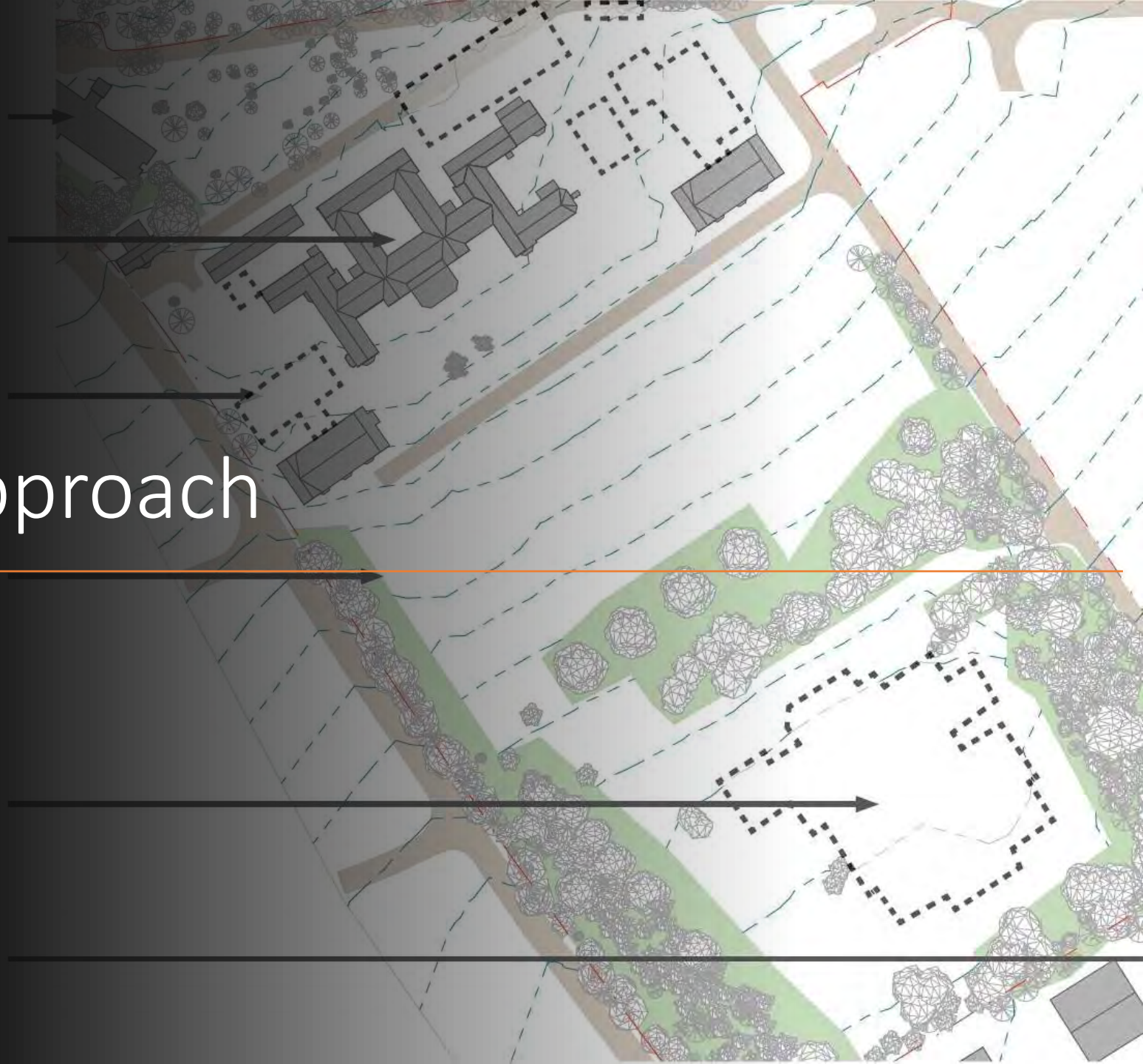
'There are more adults alive right now than in all of human history combined. Older adults are the only increasing natural resource in the world.'

Ipsos-MORI/Centre for Ageing Better The Perennials: the Future of Ageing, page 139





The Masterplan Approach



The Masterplan Approach

- Sets the rules ahead of detailed applications
- Allows phased delivery
- Delivery can be based on affordable needs
- Evolving to reflect community views



Landscape



Trees



Vehicle Access



Active travel

February 2023



The Masterplan Approach

- Evolving to reflect community views
- Principle concerns raised through Consultation:
 - Tree Loss
 - Loss of greenspace
 - Biodiversity
 - Health & Wellbeing
 - Cars and access
 - Density and Massing
 - Heritage



May 2023



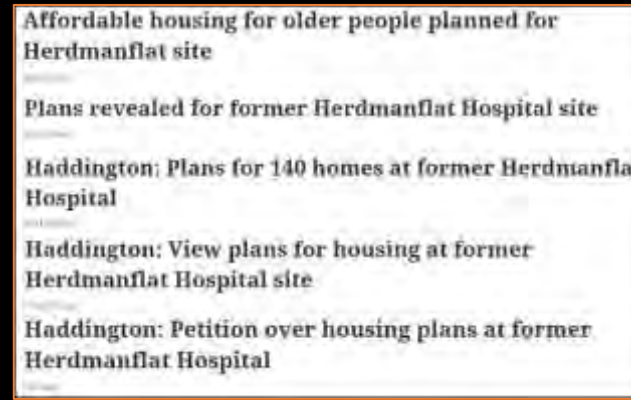


Consultation Methodology

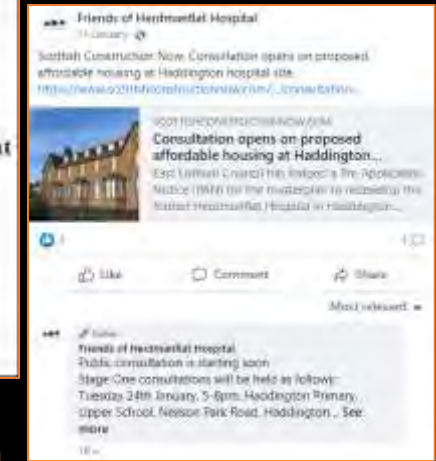


Consultation Methodology

- Ran from 10th January 2023 to 10th April 2023
- Sought views on plans for Housing Development only
- Advertised via press, social media, posters, leaflets
- Information provided through Council Consultation Hub
- Four public events attended by 134 people
- Responses received through completed questionnaires, by email, in person
- Feedback seeing meaningful changes to original proposals



Press Coverage



Social Media



Questionnaire



Events



Posters & Leaflets



Next Steps



Next Steps

- Interim Consultation Feedback Report published May 2023
- Design Team reflect community feedback in finalised Masterplan
- Masterplan submitted as formal PPIP application during the Summer 2023
- Design team progress more detailed house typologies to address specific Housing for Varying Needs/ ageing in place and net zero carbon criteria (still to be agreed)
- Further Community Consultation carried out on Health and Wellbeing impact of new Housing Autumn 2023.
- Feedback fed into detailed applications for new affordable housing Autumn/ Winter 2023



Questions



Questions

HCTRA Members can submit questions and comments through:

hsd@eastlothian.gov.uk



8.2 Appendix 2

Consultation Common Questions & Answers Issued January 2023

Herdmanflat Consultation

Common Questions and Answers

Q. This is the first time I've heard of the proposals for a masterplan and I'm concerned the Council has made its mind up without discussing it with us before now?

A. No new development will take place on the site until after a thorough consultation has taken place with local people. The consultation events will provide you with an update on why and how the Council would like to move forward with redevelopment of Herdmanflat and provide you with the opportunity to have your say.

Q. What work has the Council completed to date to get to this stage?

A. Architects, engineers, landscape consultants and ecologists have been appointed to help increase the Council's knowledge and understanding of the site. The work they have completed has allowed the Council to develop high level principles for development that form the basis of this first round of consultation.

Q. I'm concerned that you'll be taking away trees and damaging the landscape and environment?

A. The landscape and environment is what makes Herdmanflat the special place that it is. The Council is being advised by leading ecologists, landscape architects and tree experts and the approach to safeguarding the future environment presented during the consultation has been developed with them.

Q. How many houses are you proposing to build?

A. The proposals are still at a very early stage and much more work is required with partners like East Lothian Health and Social Care Partnership to understand the need and specific types and sizes of housing. What we do know is that because of the unique nature of the site and the type of housing for older people proposed, the density is likely to be much lower than would normally be expected on a site of this size. Initial indications show the site could accommodate around 140 dwellings including the conversion of the remaining listed buildings.

Q. How many of the houses will be affordable?

A. The development will be promoted by the Council's Housing Service as part of its future affordable housing programme. Any proposed mix of affordable housing might include social rented, mid-market rented, shared-ownership, shared-equity or housing sold at a discount. The final mix will be dependent on national funding, legislation, and viability, but the Council always seeks to maximise the number of affordable dwellings on new developments.

Q. Why can't we see what the houses will look like now?

A. We are still at a very early stage and are only looking to agree the principles of development for now. Much more thought needs to be put towards the size and type of housing required and this will be dealt with through more detailed planning applications in the future. You will get a chance to comment again on the more detailed proposals when they are available. Any future detailed application will have to conform with the principles established by the masterplan on access, height, heritage approach and environmental considerations – which is the focus of this consultation.

Q. Will there be any opportunities for businesses or community uses in any future development?

A. The Council will always seek to ensure that local businesses can benefit from its developments, and there may be a limited opportunity for small business and the third sector to get involved, but this is still to be thought through. An example of this might include an alternative use of the former Garleton building which has been highlighted as being unsuitable for residential conversion. The Council would be keen to hear ideas you might have on alternative uses for Garleton through the consultation process.

Q. Would the council consider providing a community garden?

A. At this stage we would welcome all views on how the wider grounds could be utilised to enhance community use, but initiatives like community gardens and growing spaces are recognised in the masterplan as being beneficial to future development.

Q. Will there be an increase in car journeys?

A. Given the likely low density of housing and the proposed target age group (over 55's) it is proposed to provide at least 100% car parking provision – one space per dwelling. It is anticipated that future development will see fewer trips to and from the site than when it was a hospital.

The masterplan identifies opportunities that may distribute access in and out of the site more evenly to reduce pressure on the existing road network. Providing one space per dwelling will support efforts to maintain or reduce current levels of on street parking outside of the site.

Q. How much of the site will be dedicated to open space?

A. The site is 14.7 acres in total. Approximately 50% to 60% of this is likely to remain undeveloped and be retained as public open space, with walking and cycling provision. The site slopes down significantly from North to South and accessibility has been considered from the outset, given the proposal to build fully accessible homes for older people. These approximate figures reflect early thinking and the detail will be developed and subject to further community consultation.

Q. How tall will the new buildings be?

A. It is a requirement to respect the height, as well as the views from the remaining buildings on site. This means that heights are likely to range between 2 and a maximum of 4 storeys. To put this in context the existing mature trees on site are the equivalent of 4.5 to 5 storeys in height. Much more detailed work on this will be carried out after the masterplan principles have been accepted.

Q. How will Construction traffic access the site?

A. Thought has been put to how construction traffic can be minimised. It is proposed to maintain the Aberlady Road entrance as the only construction access during the building works. This would mean that as houses are completed, new residents could access the site from the existing Lydgait entrance and/or a proposed new entrance through the Council owned Garages site at Herdmanflatt. Once construction is complete the Aberlady Road entrance would be reinstated as the main vehicle access for the development.

Before any construction can begin, the Housing Service will have to formally agree a construction management plan with the Council that covers the detail of construction access and hours of working etc.

Q. Why can't you take an access from the A199 into the site?

A. The Council has been advised by its traffic consultants that the difference in height between the A199 and the site, proximity to the existing roundabout at the Aberlady Road junction, and requirement for extensive tree loss would make it very difficult to get a direct and safe access into the site.

A safe cycle and pedestrian route from the A199 through the site is proposed, offering safer and quicker access to the town centre.

Before any future detailed proposals are approved by the Council's Planning Department a detailed traffic impact assessment and green travel plan will need to be provided. This must demonstrate no detrimental impact to surrounding roads, and show how the development will provide a benefit for active travel (walking, cycling, connectivity to wider Haddington and public transport etc)

Q. How long will development take?

A. Given the sensitive nature of the site, the need to manage safe access and egress and to meet public engagement, planning and building control requirements, it is unlikely that work could begin before the end of 2023. The construction may take up to four years including the refurbishment of the listed buildings.

Q. Will there be further consultation on your future detailed proposals?

A. Yes. This is only the first stage in consultation and it is about establishing the principles of future development only. The first stage is to listen to what you have to say about our initial proposals for a masterplan. The second stage will be to come back to you again to summarise your views and comments made during stage 1 and explain how they have been considered by the Council.

Before any work starts on site, further consultations will be required regarding any housing and care services that might be required, and the more detailed house types, roads, and parking proposals the Council would like to build.

8.3 Appendix 3

Herdmanflat Pedestrian Access Review

Herdmanflat Hospital – Prescriptive Rights of Way (Assumed)

How does a route become a right of way?

To be a right of way, a route must meet all the following conditions:

- It must join two public places (e.g. public roads or other rights of way); and
- It must follow a more or less defined route; and
- It must have been used, openly and peaceably, by the general public, as a matter of right, i.e. not just with the permission of the landowner; and
- It must have been used without substantial interruption for at least 20 years.

Originally just part of the Common Law of Scotland, the last two conditions above are now included in the [**Prescription and Limitation \(Scotland\) Act 1973**](#).

Herdmanflat Hospital - Existing Informal Path Network



Investigations supported by aerial photography provide an indication of the routes most often travelled by pedestrians through the site over the years. There are 4 clearly discernible informal walking routes through the site (3 - 4), and 2 formal routes along hard surface footpaths/ roads (1 & 2) starting at Point A and terminating at Point B (and vice versa). **Routes 1-5** have likely been used regularly over the past 20 years and a prescriptive right of access might be presumed to exist. **Route 6** will not have been used continuously for twenty years as the Hopetoun Unit was in existence during this period, only demolished in 2004 – thus restricting access across the Southern Zone.

Herdmanflat Hospital – Proposed Post Development Informal/ Formal Path Network

The following slides demonstrate how the Masterplan proposals have considered the existing informal & Formal path network, and how five of the six existing routes identified can be maintained.

The addition of a new car, pedestrian and cycle access to/ from Herdmanflatt (Point E), and new pedestrian access points to/ from Aberlady Road (Points C & D) act to increase permeability through the site making access easier for the walking public. The overall effect of the additional access points increases walking routes from the existing six, to nine possible rights of way through the site.



Herdmanflat Hospital – Proposed Post Development Informal/ Formal Path Network

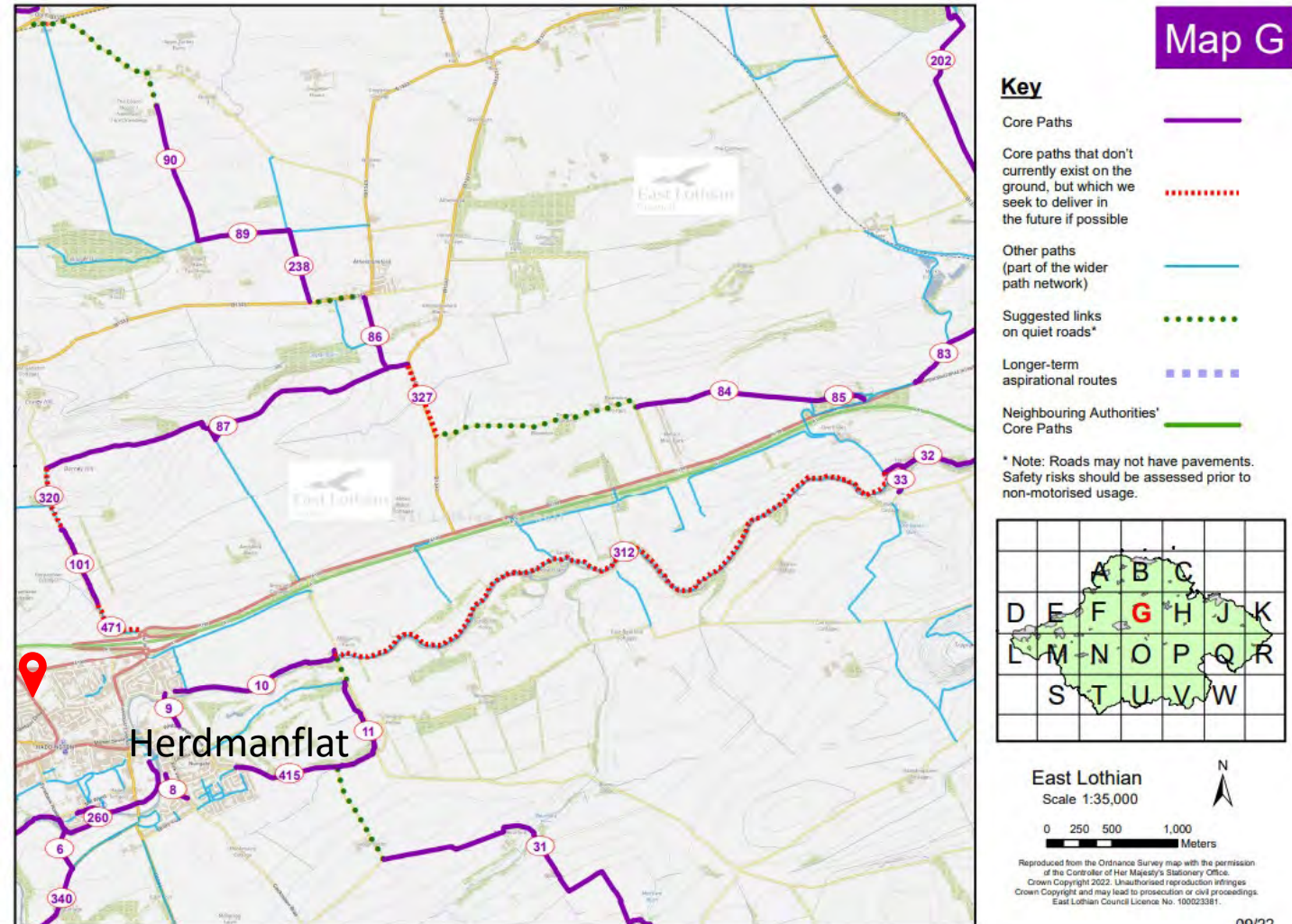


The Masterplan approach provides a safer through route from Point A to E&B (Route 8), and from Point E to C&D (Route 9). Further routes might be identified once detailed layouts and parking have been developed.

Herdmanflat Hospital – Proximity to Core Paths

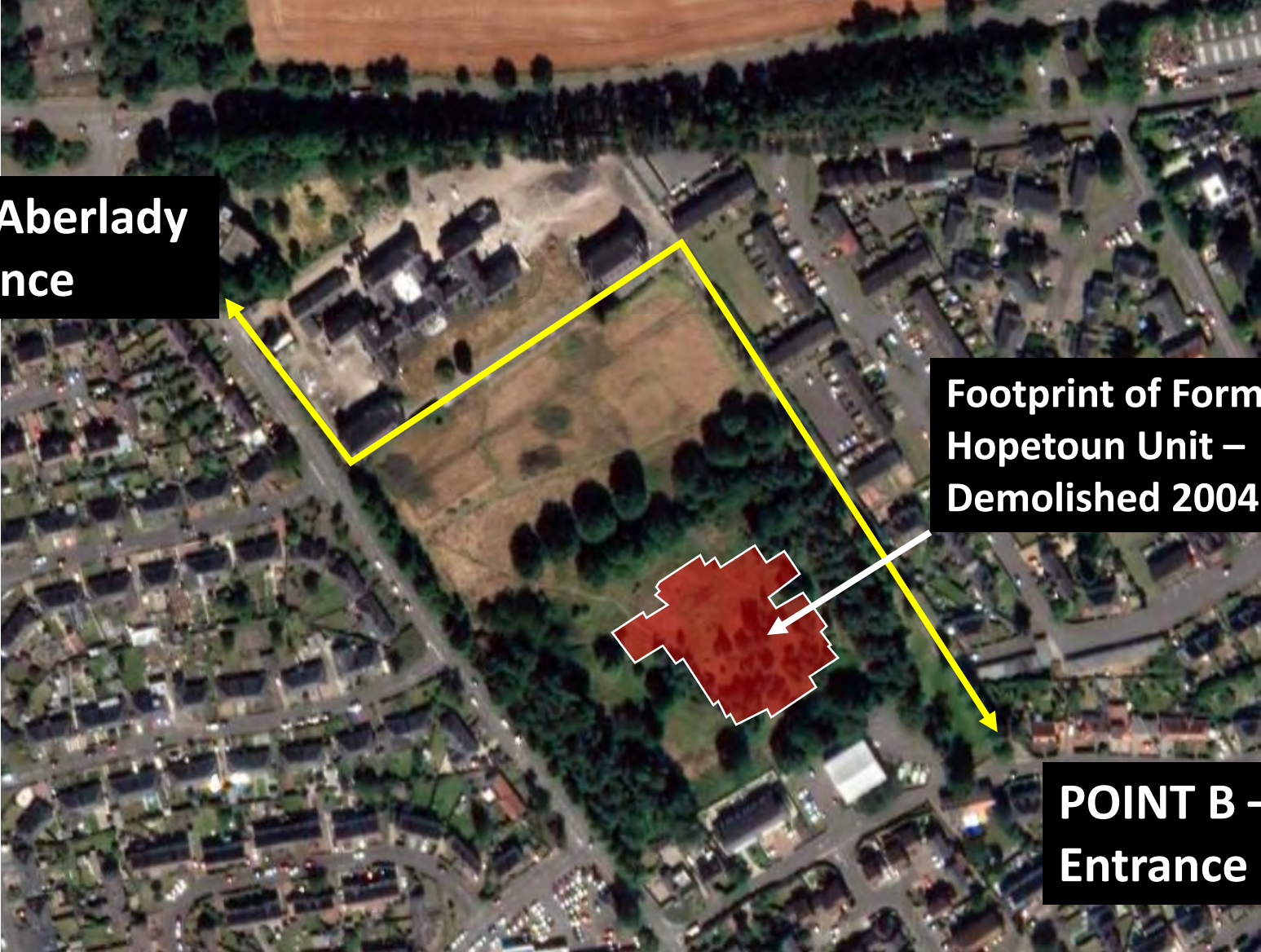
A review of the developments proximity to Core Paths has also been undertaken. At this stage it does not appear that there are any Core Paths in the immediate vicinity, or any planned for the future (in the immediate vicinity).

The new entrance planned at Herdmanflatt and the proposed formalised Active Travel Route through the site, promoting better access to the town centre, may assist with future Core Paths planning, and this should be discussed with the Core Paths team.



Herdmanflat Hospital – Example of Existing Formal Pathway (Route 1)

**POINT A – Aberlady
Road Entrance**



**Footprint of Former
Hopetoun Unit –
Demolished 2004**

**POINT B – Lydgait
Entrance**

8.4 Appendix 4

Summary Community Consultation Report

HERDMANFLAT HOSPITAL

EASY READ SUMMARY OF CONSULTATION FEEDBACK

JULY 2023



East Lothian Council

1.0 Summary

The document is a summary of the first round of community consultations we completed for the redevelopment of the former Herdmanflat Hospital in Haddington.

The Council is proposing to provide low density affordable housing for older people by converting the old hospital buildings and building some new housing within the grounds.

The consultation was about new affordable housing plans and did not ask for suggestions about possible different uses of the site.

This update tells you about the community consultation process that we followed and a summary of the feedback we received. It also tells you how we are making changes in response to what people have asked us to consider.

2.0 Background

- We are the Housing Strategy and Development team at East Lothian Council.
- We want to build new affordable homes suitable for older people at the old Herdmanflat Hospital site in Haddington.
- We bought the site from NHS Lothian in 2020.
- We want to build around 140 homes with a mix of affordable tenures and types.
- There is no private house builder or developer involved.
- We want to make sure that our plan meets the future needs and aspirations of local people and communities.

3.0 Masterplan Approach

- We are developing a masterplan for Herdmanflat.
- A masterplan is not a detailed plan. It is a guide for future development.
- The masterplan will show how Herdmanflat can be developed sensitively in terms of its environment and heritage.
- The Herdmanflat masterplan is based on lots of research and investigations, community consultation feedback and best practice.
- The masterplan will set the rules that future detailed planning applications will have to follow. For example, it will show the trees to be protected, where roads can go and how high the buildings are allowed to be.

4.0 Approach to Consultation

- We wanted to get the views of lots of different people living near Herdmanflat to find out what they think of our plans.
- We wanted to involve people from an early stage to make sure they could help us make our plans better.
- We used different methods to advertise what we were doing and let people know how and where they could get involved.
- We promised to be open and honest when responding to all of the feedback we received.

People had the opportunity to view and comment on our proposals for Herdmanflat between the 10th of January 2023 and the 10th of April 2023.

We let local residents and local community groups know about the consultation in lots of different ways:

- Newspaper Adverts
- Press releases
- Social media posts
- A Poster Campaign
- A Local Leaflet Campaign
- Emails and letters to local councillors
- Emails to the local Community Council

We shared the information we had with people to let them see and hear about what we wanted to do:

- A Questions and Answers sheet
- Our ecology and tree survey information for people to read.
- Consultation boards that showed how we proposed to approach the redevelopment in a sensitive manner.
- An online consultation page with copies of all the information
- A 3D model of the site to let them see how housing would sit within the existing landscape.

We gave people the opportunity to comment and offer feedback on our plans by:

- Providing a questionnaire in paper and online formats
- Arranging public events in places that were easy to get to and at different times of the day.
- Attending and presenting at meetings where people had the opportunity to ask questions and tell us what they thought.
- Provided an email address so people could ask us questions.

5.0 How People Responded

- We had lots of comments covering different thoughts and concerns.
- There were thirty-eight responses to our printed and online surveys.
- And about two hundred people attended our drop-in events and other meetings.
- There were fifty people attending our presentation to Haddington Central Tenants & Residents' Association (HCTRA).
- People discussed the plans on social media.
- There have been many press articles covering the proposals.
- And we got letters and emails asking questions and looking for more information.

6.0 What You Said

- We wrote down what people said and then grouped them into common topics and themes.
- We counted how many times people mentioned each topic or concern to understand what people were most interested in about our Herdmanflat proposals.
- The most mentioned topics and concerns were about:
 - Losing Greenspace, trees, and woodland.
 - Impacts on biodiversity and ecology.
 - Impacts from cars and car parking.
 - Height and density of housing and overshadowing
 - Impact of construction on surrounding neighbours
 - Impact on health and wellbeing
 - Impact on climate change

These topics and concerns could be described as the **Key Themes** that have come out through the consultation.

7.0 The Key Themes: You Said – We’re Listening

Theme 1 - Losing Greenspace, Trees, and Woodland	
You Said	What we have changed / plan to do
1	<p>You said you were concerned about losing lots of trees.</p> <p>Our number one priority is to provide affordable housing as sensitively as possible. Our plans are focussed on keeping tree loss to an absolute minimum. Retention of Category A Trees remain the priority and tree removal will only be proposed where absolutely necessary. This approach means we will not be able to build as many affordable houses, but we agree with you that the Trees are especially important.</p> <p>We indicated at the start of the consultation where the root protection areas are, and we have shown how we will be able to work within the existing Landscape and that there will be no tree losses associated with new buildings.</p> <p>We have already completed essential tree maintenance and invested in site wide crown lifting across the site. Crown lifting raises the tree canopy to improve light, improve views and lessen the risk of branches falling. It also makes it easier for people to walk there safely.</p> <p>Improving light through the canopy is important to support and increase biodiversity not only stimulating plant growth but making the environment below more attractive to wildlife, insects, and species of butterflies.</p>
2	<p>You said you were concerned there would be no accessible greenspace left to enjoy.</p> <p>There will still be lots of greenspace, especially in the middle of the site. We will be introducing more paths and access points into the site to make sure local people can access the greenspace more easily. The woodland paths will be upgraded to make them accessible to more people..</p>
3	<p>You said that you had concerns about not being able to visit the site and use the grounds to walk your dogs.</p> <p>We will increase the number of ways you can access the site making it easier for you to walk your dogs. The existing woodland walks will remain, but entering the site from Aberlady Road and Herdmanflatt will be easier.</p>
4	<p>You said you would like to see Herdmanflat turned into a park rather than see it developed for housing.</p> <p>Our plans are for affordable housing that is desperately needed to meet the huge demand in East Lothian. Herdmanflat is referred to in the Local Development Plan as being suitable for housing development and its</p>

Theme 1 - Losing Greenspace, Trees, and Woodland

You Said		What we have changed / plan to do
		<p>location near the town centre and many other facilities makes it perfect for lots of different reasons.</p> <p>There are no other sites in Haddington that offer the scale or location benefits that Herdmanflat does.</p> <p>We strongly believe that this development will deliver greater health and wellbeing benefits to residents and wider community.</p> <p>Our proposals do try to strike a balance that will ensure Herdmanflat remains a place that people can visit and still enjoy the greenspace and the woodland walks.</p>
5	You said you would like to see our plans include a Community Garden.	Our plans have always included the idea of community gardens, and we remain committed to exploring this further. This could be linked to the orchard which we will be keeping and making more accessible. We know the orchard is important to local people as we have been asked many times over the past two years if access can be given to pick the fruit.
6	You said that you wanted to see areas for children to play and that future consultation should include younger people.	<p>Our plans have always included natural play spaces so families and children can benefit from the parkland setting. These play spaces will be available for local people and the children and grandchildren of the people that will live in any new housing. Safe and overlooked, these spaces could include areas to picnic and promote activities that educate and raise awareness of the ecology and environment that surrounds them.</p> <p>We think including younger people in future consultations is a great idea, and we will discuss how best to do this with local schools and youth groups.</p>

Theme 2 - Impacts on Biodiversity and Ecology

You Said		What we have changed / plan to do
1	You said you were concerned about the impact on birds and wildlife.	<p>We provided a copy of the ecology report produced by respected ecologists LUC. We did this to give reassurance that ecology is very important to us.</p> <p>We want to protect the existing ecology and enhance it where we can. We are protecting trees & hedges which</p>

Theme 2 - Impacts on Biodiversity and Ecology

You Said		What we have changed / plan to do
		<p>offer a safe space for birds and bats and have already installed many bat boxes across the site.</p> <p>We indicated in our plans where tree protection zones will be which means building cannot happen in these areas. Keeping the trees will provide a rich environment that will ensure birds, bats and other wildlife species will continue to flourish. The masterplan will place new housing development in the least sensitive parts of the site, and we will continue to keep the environment at the heart of our plans.</p>
2	You said you were concerned that biodiversity would be worse off than it is today.	<p>Biodiversity means “the variety of Life.”</p> <p>Enhancing biodiversity is a key objective, and making nature more accessible to local people is important to us. New housing will need to be supported by a new Sustainable Urban Drainage System which will introduce ponds and swales, attracting new species to the site.</p> <p>The National Planning Framework 4 requires all new development to provide meaningful biodiversity enhancements. Our proposals manage areas of species poor grassland to provide species rich wildflower zones and provide a diversity of habitat types including wetland habitat associated with the on site drainage features. The areas of highest ecological significance will be retained and protected.</p> <p>The woodland and hedgerows will largely remain as they are today and continue to support birds and bats as well as other species.</p>
3	You said the loss of trees could impact local wildlife in a bad way.	<p>Our plans seek to avoid tree loss. Housing and new roads are being planned around the trees. This will also cause minimal disruption to wildlife.</p> <p>We have already completed a lot of work demolishing buildings, removing asbestos, and maintaining the trees.</p> <p>Demolition and landscape maintenance works have been undertaken under supervision of our licenced ecologists. This has included relocating bats from buildings undergoing demolition and halting works to safeguard nesting birds. Significant tree maintenance to improve the health of our</p>

Theme 2 - Impacts on Biodiversity and Ecology

	You Said	What we have changed / plan to do
		<p>trees and make the woodland walks a safer place was also completed.</p> <p>We have invested in a substantial amount in tree maintenance and that will help encourage plant growth below the tree the canopy by increasing light. Encouraging plant growth will provide an environment that will support existing and encourage new animal and insect species to thrive.</p> <p>In line with good practice, felled tress have been left on site to rot in safe places to encourage and support biodiversity.</p> <p>We will continue to adopt this proactive approach to safeguarding the environment and enhancing it where we can.</p>
4	<p>You said that the open spaces that were being retained might be sterile and would not support or enhance future ecology on the site.</p>	<p>We hope our answers so far give reassurance that whilst the environment might be different, the steps we are taking could have an incredibly positive ecological and environmental benefit.</p> <p>We are trying to make more of the site useable and include as many of your suggestions as we can.</p> <p>We are working to reduce the roads and car parking as much as we can so there is more greenspace. By introducing new play and family spaces, safer paths for walking, better lighting, safer routes for cycling and increasing accessibility for wheelchair users we think Herdmanflat will be a much better community asset, and more people will benefit from what it has to offer.</p> <p>The environment required to support the older population that will be living there needs to be interesting. Sterile open areas will not provide the stimulation required to support people living with dementia and a wide variety of other health conditions. Our team understand this and remain focussed on creating an environment and an access strategy that works to support and improve Health and wellbeing.</p>

Theme 3 - Impacts from Cars and Car Parking

You Said		What we have changed / plan to do
1	You said you were concerned about new cars entering and leaving the site at Lydgait.	<p>Whilst we don't believe traffic will be any worse than it was when the site was a working hospital we agree with your concerns.</p> <p>We have changed our proposals to make the Lydgait entrance pedestrian and cycle access only and will discuss this in detail with the Council's Planning and Roads departments. We think these changes will improve safety and help to make the grounds more accessible.</p>
2	You said you were concerned about the surrounding roads not being able to take the increase in cars for the new housing	<p>We have looked at this in some detail and have carried out further investigations which has included video monitoring of the Aberlady Road/ Lydgait junction and at the top of Herdmanflatt. This indicated a small impact at peak times of the day but well within acceptable limits. Our investigations related to current traffic levels and is not a comparison with the previously working hospital which would have had greater levels of traffic.</p> <p>However, we have listened to your concerns about the potential for pressure on the Aberlady Road/ Lydgait junction, and this was another reason we decided to remove car access from the Lydgait entrance.</p>
3	You said you were concerned about the site being used as a rat run to access the town centre via Lydgait.	We agree that this might happen, and this influenced our decision to limit the Lydgait entrance to pedestrians and cycles only.
4	You said you were concerned about the speed of cars coming from the roundabout at the top of Aberlady Road.	<p>We investigated this and there is little we can do as the speed limit and wider road network falls outside of our responsibility as the owner of the hospital site. Our investigations discovered that there have been two accidents recorded on this stretch of road over the past 10 years.</p> <p>The Roads Department has confirmed that the 20mph speed limit introduced on Aberlady Road is now permanent.</p> <p>We raised your concerns with the roads department, including a suggestion that the A199 east of the roundabout be reduced from 60mph to a 40mph speed</p>

Theme 3 - Impacts from Cars and Car Parking

You Said		What we have changed / plan to do
		<p>limit, but unfortunately this is not something the housing department has a say in.</p> <p>We also investigated bringing an entrance into the site directly from the A199, but differences in height, the loss of a large number of mature trees and complications arising out of joining an A road make this option impossible.</p> <p>We still think the existing main entrance on Aberlady Road is the best solution with traffic eased further by introducing a new entrance from the East at the top of Herdmanflatt. Proposals that improve visibility up and down Aberlady road from the main entrance on Aberlady Road appear to be acceptable to the Council's Roads department.</p>
5	You said that you thought older people might not need as many cars and parking provision should be lower	<p>We are currently working to the Council's required parking standards but continue to look at how we reduce car parking on site further.</p> <p>We remain hopeful that improved access to public transport and making the walk to the town centre much easier will also help in reducing car use, but we do need to be mindful of an older person's need for a car at whatever stage of life.</p> <p>We also have to think about visiting family members and carers visiting the site at separate times of the day.</p> <p>A reduction in parking would create more greenspace for residents and visitors.</p>
6	You said we should consider introducing safe crossing points on Aberlady Road and Lydgait to make access to the site more pedestrian friendly	<p>We think this is a great idea. We have raised this with the Council's Roads Department and will provide further updates on what we think is possible and investigate the wider impacts to ensure this could be achieved safely.</p>

Theme 4 - Height and Density of Housing and Overshadowing

You Said		What we have changed / plan to do
1	You said that you thought four storey housing was too high	<p>There will be a mix of different house types on site, however we have reviewed our plans and where we were showing some 4 storey flats, taken the decision to limit these to three storeys.</p> <p>This is a big change that will reduce the number of affordable houses but hopefully underlines our commitment to respond to your concerns.</p>
2	You said you were concerned that the housing would overshadow surrounding gardens	<p>We reviewed our plans and have made some changes.</p> <p>We have pulled development further back and reduced the storey heights so that new development will feel less imposing.</p> <p>We will introduce more trees to fill gaps in the perimeter tree line and have moved the proposed location of the drainage pond to provide a landscape buffer between new housing and existing neighbours.</p>
3	You said that our plans for one hundred or so new build houses was too much.	<p>We looked at the housing numbers in detail and our decision to reduce from four to a maximum of three storey results in a reduction in the number of new homes we can provide.</p> <p>The density of housing proposed is significantly below the recommended minimum densities outlined in the Local Development Plan for a centrally located site of this size.</p> <p>The low density of housing proposed is due to our acceptance of the need to protect trees and greenspace.</p>
4	You said that you did not think there was a need for more housing in Haddington.	<p>We disagree with this statement.</p> <p>The demand for affordable housing in East Lothian is at its highest ever. There are over two thousand five hundred people on the Council's housing waiting list (March 2023) and over 650 of these are over sixty-five.</p> <p>The latest housing needs and demands assessment notes a need to build over 2500 new affordable homes in East Lothian by 2030, with Haddington highlighted as having the greatest demand for amenity housing.</p> <p>Coupled with a shortage of land for development, Herdmanflat's close proximity to the town centre, public</p>

Theme 4 - Height and Density of Housing and Overshadowing

You Said		What we have changed / plan to do
		transport and the new Hospital makes it the perfect location for affordable housing for older people.

Theme 5 - Impact of Construction on Surrounding Neighbours

You Said		What we have changed / plan to do
1	You said you were concerned about how construction traffic would impact people living close to the site.	<p>We will produce a Construction Management Plan which includes how construction traffic will be managed as the development is built.</p> <p>Our plans aim to limit all construction traffic to the Aberlady Road entrance for the duration of the build.</p> <p>This might mean that cars will have to use the Lydgait entrance for a period of time until the development is completed. After completion, the Lydgait entrance will be for pedestrians and cyclists only.</p>

Theme 6 - Impact on Health and Wellbeing

You Said		What we have changed / plan to do
1	You said you were concerned that loss of access and loss of greenspace and trees would impact negatively on the health and wellbeing of the wider community	<p>Protecting trees and improving access to greenspaces on the site are a key objective of our masterplan. We think this approach will increase the impact the site can deliver in terms of health and wellbeing, expanding the reach far beyond what exists today.</p> <p>As part of our commitment to ensuring the site will provide health and wellbeing benefits to more people, we have promised to undertake a Herdmanflat Health and Wellbeing consultation before we submit detailed planning applications for the site.</p>

Theme 6 - Impact on Health and Wellbeing

You Said		What we have changed / plan to do
2	<p>You said that you thought the previous mental health related services delivered on site when it was a hospital should be continued by creating a park and greenspace that would continue to benefit the mental health and wellbeing of the community</p>	<p>We think housing and health go hand in hand. The benefits of good housing on physical and mental health are widely accepted.</p> <p>Herdmanflat has an interesting history, and the decision to demolish the Hopetoun Unit which used to sit at the bottom of the site happened after the NHS and the Council agreed that care could be provided better through a housing model.</p> <p>Our proposals for Herdmanflat will allow people to age in place in housing that will help avoid having to move into a care home, or specially adapted property somewhere else.</p> <p>The landscape will be designed to be dementia friendly, encourage people of all ages to interact and provide great spaces for families to meet and play. Mental health considerations are also key reason for introducing the concept of community growing spaces into our plans.</p>

Theme 7 - Climate Emergency

You Said		What we have changed / plan to do
1	<p>You said that given the climate emergency we should be protecting and rewilding rather than building houses on sites like Herdmanflat, and that there were very few greenspaces like Herdmanflat in Haddington.</p>	<p>Herdmanflat's redevelopment and the impact of Climate Change is being fully considered.</p> <p>We recognise and respect the importance of the trees and the landscape at Herdmanflat, and how accessible, safe areas of open space can benefit the community.</p> <p>Over the past 18 months we have invested over £100,000 in tree and landscape maintenance, and security measures to combat well documented problems and complaints associated with anti social behaviour.</p> <p>The steps we have taken have been very successful but require ongoing management given the sites close proximity to neighbouring properties.</p>

Theme 7 - Climate Emergency

You Said	What we have changed / plan to do
	<p>We have already taken steps to rewild parts of the site in and around the woodland which include substantial crown lifting, removal of dead trees and leaving felled wood to rot naturally on site.</p> <p>Our investigations have identified non-native species on the site that will be removed, and the proposed sustainable urban drainage system will assist in attracting further biodiversity to the site.</p> <p>With specific regard to Climate Change, Health and Wellbeing and the Local Economy we believe our proposals to redevelop Herdmanflat will contribute to:</p> <ol style="list-style-type: none"> a. Reducing emissions through the development of low carbon housing b. Improving land resource efficiency by investing in housing that promotes walking, cycling, easier access to greenspace and woodland, reduces car use, and encourages use of public transport. c. Supporting the circular economy through repurposing the listed buildings and bringing a brownfield site back into active use. d. Providing affordable housing within walking distance of the town centre that will support the local economy and town centre businesses. e. Respecting the natural environment, protecting the treescape and introducing a range of measures that work to increase biodiversity. f. Making the grounds more accessible to more people. g. Making the site a safer place to visit at all times of the day. h. Potential support for local food growing if there is demand. i. Continued awareness and debate around the Climate Emergency that the Council is faced with.

8.0 Sources of Further Information, Help and Support

The following links provide further sources of information we think you might be interested in:

Community Ownership Support Service (For Information on Community Empowerment (Scotland) Act 2015)

<https://dtascommunityownership.org.uk/>

Planning Aid Scotland

<https://www.pas.org.uk/>

East Lothian Council Planning

https://www.eastlothian.gov.uk/info/210547/planning_and_building_standards

Scottish Government Planning Advice Notes

<https://www.gov.scot/collections/planning-advice-notes-pans/>

If you have any further questions or would like a copy of this document in other formats please contact us at:

hsd@eastlothian.gov.uk

Version Control			
Version	Author	Date	Changes
1.0	Housing Strategy & Development	10.07.23	Approved

Herdmanflat Hospital Community Consultation timeline 11/07/2023

Date	Activity	Physical Attendance	Estimated Reach
January 2023			
10/01/23	Proposal of Application Notice (PAN) lodged with East Lothian Council Planning. PAN sets out consultation timeline and that consultation proposals meet all the requirements of the Town and Country Planning (Scotland) Act 1997.	N/A	Copy of PAN sent to Community Council and Local \elected members by Agents Oberlanders
10/01/23	First Consultation Event(s) advertised in East Lothian Courier (Haddington Page) (Events 1 & 2)	N/A	East Lothian Wide (av. circulation c6500)
10/01/23	Consultation shared on Council Twitter Feed	N/A	864 Twitter Accounts reached
10/01/23	Consultation shared on Council Facebook Feed		2105 Facebook Accounts reached
10/01/23	Press release issued via Council Website	N/A	East Lothian Wide (797 page views)
10/01/23	1 st Article in East Lothian Courier " Affordable Housing for Older People Planned for Herdmanflat site " Statement provided by ELC Head of Housing.	N/A	East Lothian Wide (av. circulation c6500)
11/01/23	Community Council and Elected Members Notified of Consultation by Email	N/A	All Community Councillors (that includes HCTRA Chair) and local elected members (Norman Hampshire, Andrew Forrest, John McMillan, Shamin Akhtar, George McGuire, Tom Trotter.
11/01/23	East Lothian MP's and MSPs informed of Consultation by email	N/A	Kenny Macaskill MP, Craig Hoy MSP, Martin Whitfield, MSP, Paul McLennan MSP.
11/01/23	Events picked up and shared by Friends of Herdmanflat Facebook Page (Local Group)	N/A	Followers of Friends of Herdmanflat Facebook Page.
13/01/23	150 Consultation flyers delivered by hand to immediate neighbours surrounding the site.	N/A	Immediate neighbours in Herdmanflatt, Lydgait, Glebe Terrace and Aberlady Road.
13/01/23	Consultation event posters posted at main entrances to site, local shops including Tesco and Royal Bank, Library, Council Offices and Vaccine Centre, also medical centre, and public notice board on Court Street.	N/A	Frequent users of the site and visitors to local amenity and public services
20/01/23	Herdmanflat Q&As issued to elected Members in advance of first consultation events	N/A	(Norman Hampshire, Andrew Forrest, John McMillan, Shamin Akhtar, George

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				McGuire, Tom Trotter.
24/01/23		1 st three-hour consultation event (Evening) held at Haddington Primary School. Display Boards outlining intended approach, Place Questionnaire provided, and Question with Answer sheets provided.	34 people attended	General public. Event attended by local people living adjacent to the site/ immediate neighbours.
24/01/23		2 nd Article in East Lothian Courier "Plans Revealed for former Herdmanflat Hospital site" Article refers to information provided in Common Questions with Answers sheets.	N/A	East Lothian Wide (av. circulation c6500)
25/01/23		Email sent to Area Partnership Teams and Community Council highlighting 2 nd Consultation event and encouraging attendance.	N/A	Community Partnership managers and All Community Councillors
27/03/24		Formal decision notice posted on planning website that PAN consultation proposals are acceptable.	N/A	All general public (Via East Lothian Council Planning Portal)
27/01/23		2 nd three-hour consultation event (afternoon) held at the Trinity Centre, Church Street, Haddington. Display Boards outlining intended approach, Place Questionnaire provided, and Question with Answer sheets provided.	32 People attended	General Public. Event attended by Community Council representatives and local elected members.
February 2023				
03/02/23		3 rd article in East Lothian Courier "Haddington: Plans for 140 homes at former Herdmanflat Hospital" highlighting early stage of development. Community Council spokesperson confirmed attendance at an event and noted it would be discussed at a future meeting.	N/A	East Lothian Wide (av. circulation c6500)
27/01/23 – 24/02/23		Council Design Team work to amend Masterplan to take into consideration feedback received after 1 st consultation events, and through the email correspondence address provided.	N/A	N/A
14/02/23		2 nd round of consultation events advertised in East Lothian Courier (on 24 th and 28 th February 23)		East Lothian Wide (av. circulation c6500)
15/02/03		150 further consultation flyers delivered by hand to immediate neighbours surrounding the site.	N/A	Immediate neighbours in Herdmanflatt, Lydgait, Glebe Terrace and Aberlady Road.
15/02/03		Consultation event posters posted at main entrances to site, local shops including Tesco and Royal Bank, Library, Council Offices and Vaccine Centre, also medical centre, and public notice board on Court Street.	N/A	Frequent users of the site and visitors to local amenity and public services

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22/02/23		Consultation website goes live (Council Consultation Hub) includes downloadable PDFs of previous and updated masterplan proposals responding to specific points raised through consultation feedback on traffic, landscape density etc. PDFs of Ecology report, Tree Survey, and consultation Q&A's available for download. Online Place questionnaire provided.	N/A	East Lothian Wide (Page Trip data awaited)
22/02/23		2 nd Consultation event timings shared on HCTRA Facebook Page. (For events 3 & 4)	N/A	HCTRA members
23/02/23		4 th Article in East Lothian Courier " Public able to view plans for housing at former Herdmanflat Hospital site " Article highlights the two upcoming consultation events.	N/A	East Lothian Wide (av. circulation c6500)
24/02/23		3 rd three-hour consultation event (afternoon) held at the Trinity Centre, Church Street, Haddington. Updated Display Boards outlining changes made to the masterplan following comments provided, Model of site presented to allow discussion with participants. Place Questionnaire provided and Question with Answer sheets provided.	34	Open to General Public. Event attended by Community Council Representatives and Local Elected Members.
28/02/23		4 th three-hour consultation event (Evening) held at Haddington Primary School. Updated Display Boards outlining changes made to the masterplan following comments provided, Model of site presented to allow discussion with participants. Place Questionnaire provided and Question with Answer sheets provided.	36	Open to General Public. Event attended by Community Council Representatives and representative from HCTRA & Friends of the Earth East Lothian and return visits from neighbours who had attended the first events.
March 2023				
18/03/23		Letter received from Chair of HCTRA requesting extension to Consultation Period	N/A	
28/03/23		5 th Article in East Lothian Courier " Herdmanflat Plans for 100 homes could be lodged this summer "	N/A	East Lothian Wide (av. circulation c6500)
April 2023				
06/04/23		Article appears in East Lothian Courier highlighting launch of titled " Petition launched over plans for former Hospital site "		East Lothian Wide (av. circulation c6500)
07/04/23		Letter of the week in East Lothian Courier titled " We are destroying this lovely Greenspace on our own doorstep " Submitted by HCTRA Chair.		East Lothian Wide (av. circulation c6500)
08/04/23		HCTRA host open meeting to discuss Herdmanflat Development Plans	N/K	Open to general public
10/04/23		Email received on behalf of Friends of the Earth East Lothian expressing concern over development of Herdmanflat		
10/04/23		Consultation closes as per original advertised date and PAN submission.	N/A	All

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12/04/23		Email response sent to Friends of the Earth East Lothian representative providing detailed response to concerns raised in email received 10/04/23.	N/A	Friends of the Earth East Lothian
17.04.23		Letter of the Week in East Lothian Courier titled "Many Legitimate concerns"		East Lothian Wide (av. circulation c6500)
17/04/23		Housing team receive letter from Martin Whitfield MSP sent to NHS Lothian at the request of constituents (dated 06/04/23)	N/A	Martin Whitfield MSP and constituents.
18/04/23		Letter sent from Head of Housing to HCTRA explaining the reasons for not extending the Consultation Period. Offer made to extend the use of the consultation email address to the end of April for the public to continue to make responses.	N/A	HCTRA members
21/04/23		Confirmation issued to HCTRA that Council team would be willing to attend a meeting with HCTRA and make a presentation on (arranged for 22/05/23).	N/A	HCTRA
27/04/23		Letter sent to Martin Whitfield MSP providing a response to his letter dated 27/04/23.	N/A	
May 2023				
03/05/23		Save Herdmanflat Website goes Live	N/A	All General Public
07/05/23		HCTRA public meeting held on 22/05/23 advertised on Friends of Herdmanflat Facebook page. Other promotional steps between 07/05/23 and 22/05/23 include letters published in East Lothian Courier, references in courier articles and through posters erected at the entrances to Herdmanflat.	N/A	Friends of Herdmanflat Facebook membership, local Herdmanflat residents and wider general public.
15/05/23		Letter of the week published in East Lothian Courier titled "Take climate emergency seriously." Submitted by Chair of HCTRA	N/A	East Lothian Wide (av. circulation c6500)
21/05/23		Article appears in East Lothian Courier titled "Haddington: Plea for more information on Herdmanflat Housing plans"	N/A	East Lothian Wide (av. circulation c6500)
22/05/23		Open Public meeting and presentation conducted with HCTRA to be attended by Head of Housing	50	HCTRA/ General Public
23/05/23		HCTRA Presentation emailed to HCTRA Chair for distribution to attendees and the elected members present at the meeting.	N/A	Open public meeting organised and chaired by HCTRA
June 2023				
06/06/23		Email received from Chair of HCTRA with further questions regarding timescales and available communication formats.	N/A	
13/06/23		Council response issued to HCTRA Chair re request for further information. Response subsequently posted on Save Herdmanflat Website	N/A	Sent directly to HCTRA Chair and made available on line via the Save Herdmanflat Website
13/06/23		Presentation made to Haddington and District Community Council Attended by East Lothian Head of Housing. Further comments received about areas that Community Council members	N/A	Community Council and elected members.

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		would appreciate the Council team exploring as part of the masterplan's development.		
26/06/23		Letter received by Hub South East from HCTRA Chair re clarification on misinformation discussion points and nature of Hub South east relationship with the Council.	N/A	
27/06/23		Response from Hub South East sent to Chair of HCTRA with Consultation Timeline attached. HCTRA Letter referred to Haddington Community Council, so ac copy of the response was provided to them as well.		HCTRA members and Haddington CC.
July 2023				
03/07/23		Article Appears on Edinburgh Live titled "Fight to save East Lothian wood described as 'green lung' of local community." Article about loss of Herdmanflat woodland referring to Council consultation on its woodland strategy. https://eastlothianconsultations.co.uk/housing-environment/tws/		Edinburgh Live circulation.
04/07/23		Edinburgh Live article updated to include a statement from East Lothian Council noting there are no proposals to destroy woodland at Herdmanflat.		Edinburgh Live circulation
04/07/23		Article appears in East Lothian Courier "Campaigners fight to save 'green lung' at former town hospital." Council comment provided noting no proposals to destroy trees at Herdmanflat.		East Lothian Wide (av. circulation c6500)
11/07/23		Interim Easy Read Consultation Update Report published	N/A	Sent to Community Council, All Local Elected Members, HCTRA Chair, Press Release, social media, and Council Website.